

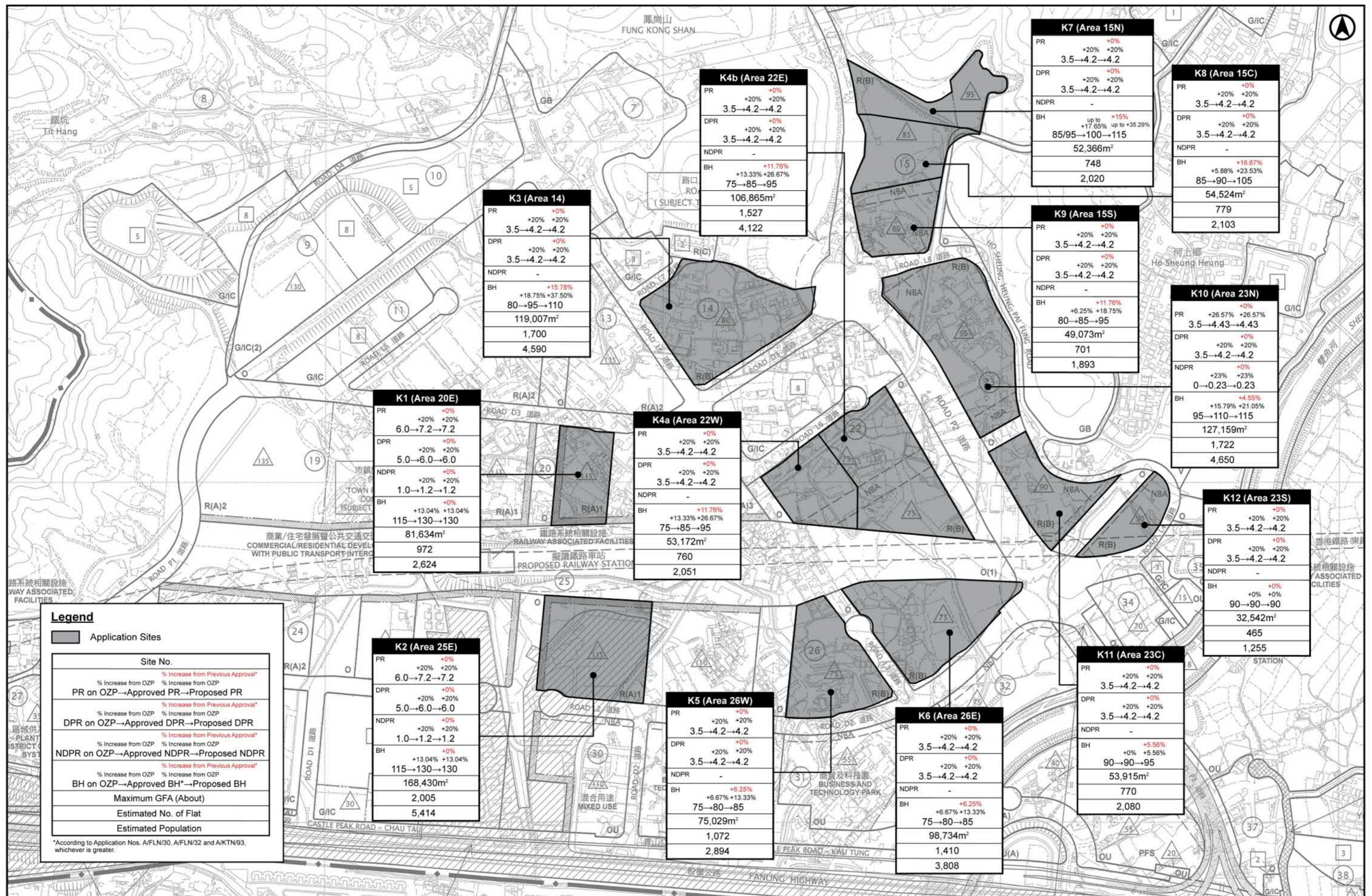


FIGURE 3.6 MAJOR DEVELOPMENT PARAMETERS OF THE APPLICATION SITES IN KTN NDA
SCALE 1:5,000

(於 26. 8. 2026 收到申請人呈交的進一步資料)
(Applicant's Further Information
Received on 26.8.2026)

參考編號
REFERENCE No.
A/KTN/111

繪圖
DRAWING
A - 1

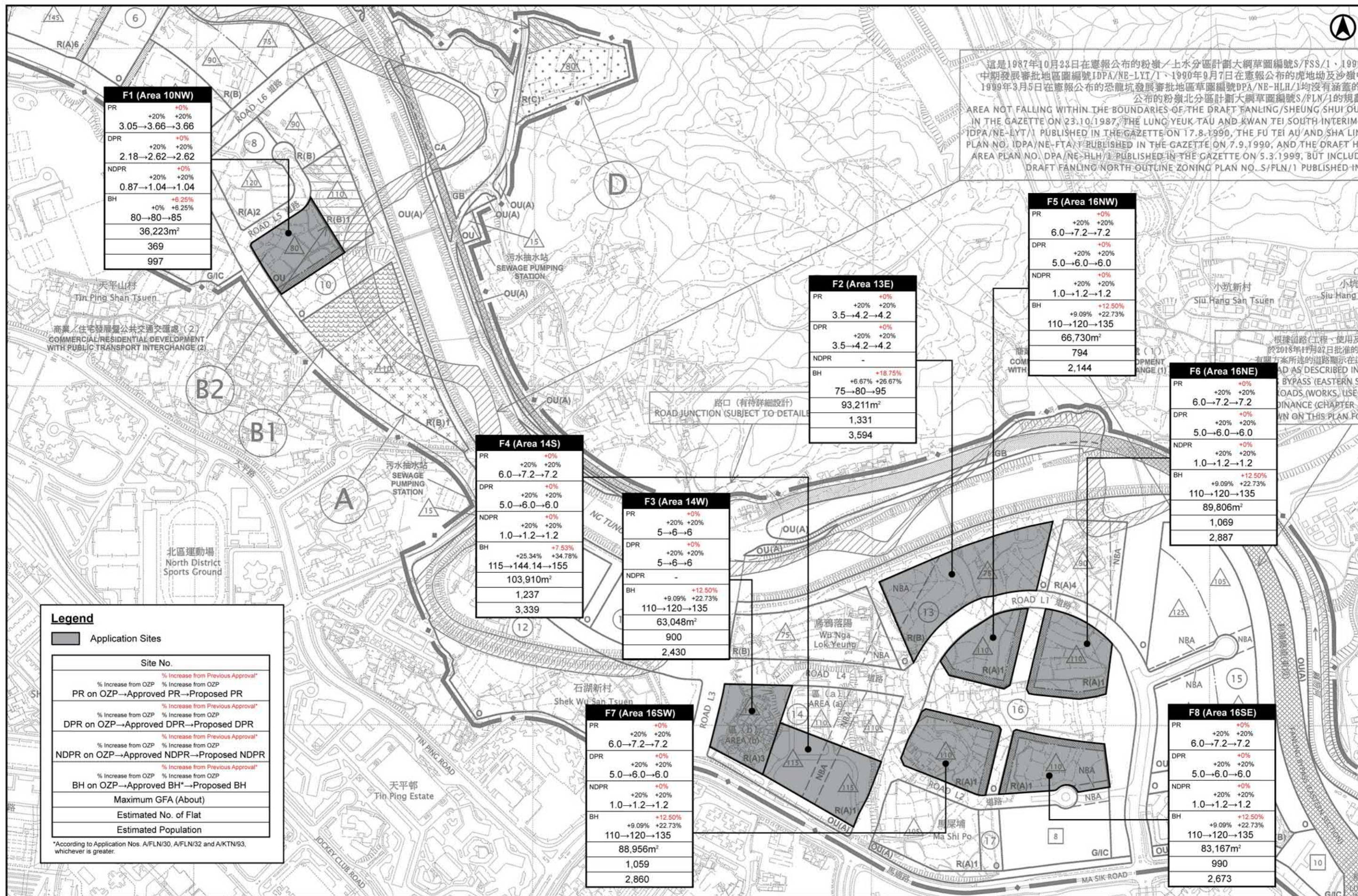


FIGURE 3.5 MAJOR DEVELOPMENT PARAMETERS OF THE APPLICATION SITES IN FLN NDA

SCALE 1:5,000

(摘錄自申請人於 12.6.2026 呈交的申請書)
(Extract from Applicant's
Submission of 12.6.2026)

參考編號
REFERENCE No.
A/KTN/111

繪圖
DRAWING
A - 2

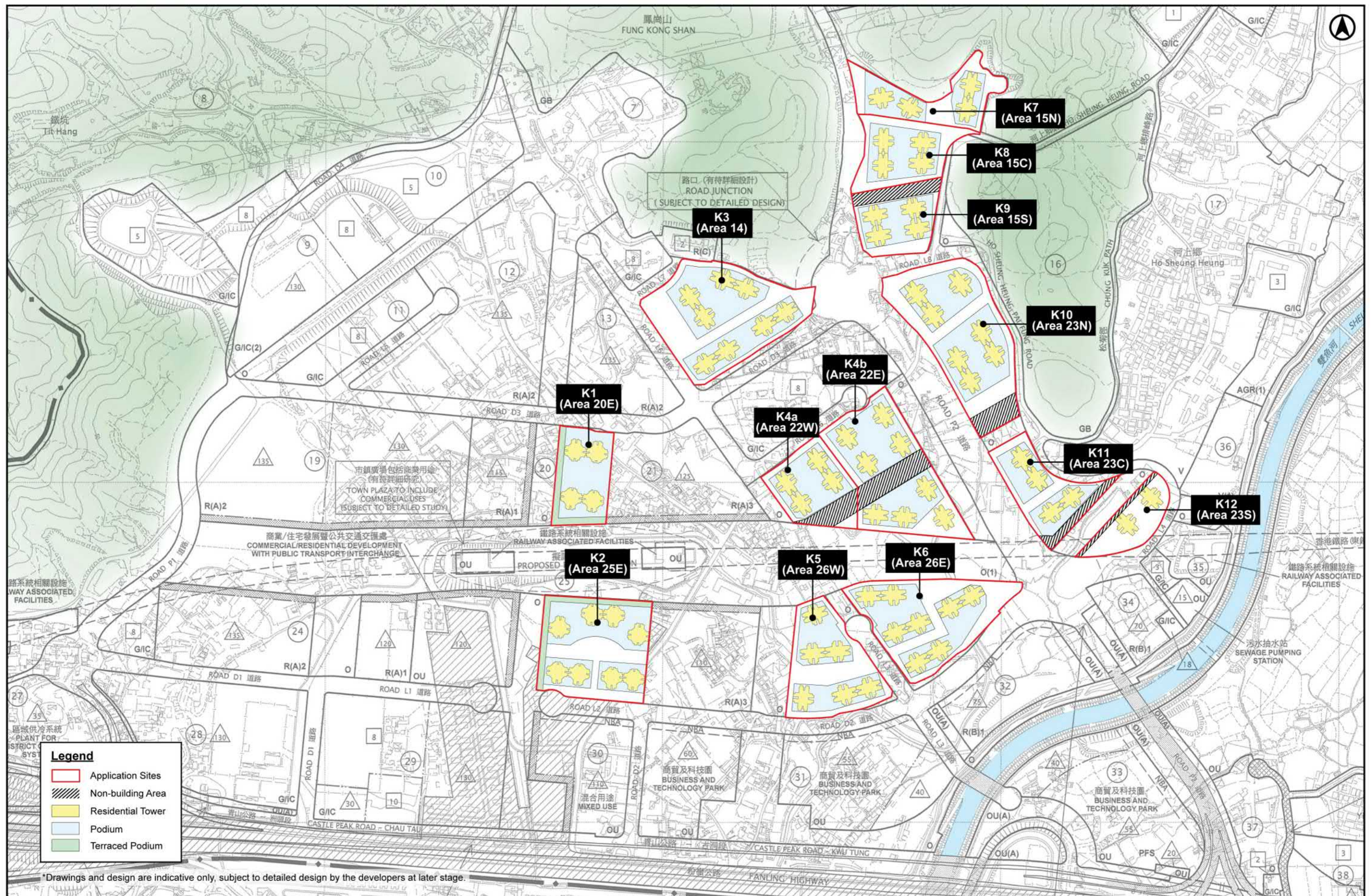


FIGURE 3.3 INDICATIVE LAYOUTS OF APPLICATION SITES IN KTN NDA

SCALE 1:5,000

(於26.8.2026收到申請人呈交的進一步資料)
(Applicant's Further Information
Received on 26.8.2026)

參考編號
REFERENCE No.
A/KTN/111

繪圖
DRAWING
A-3

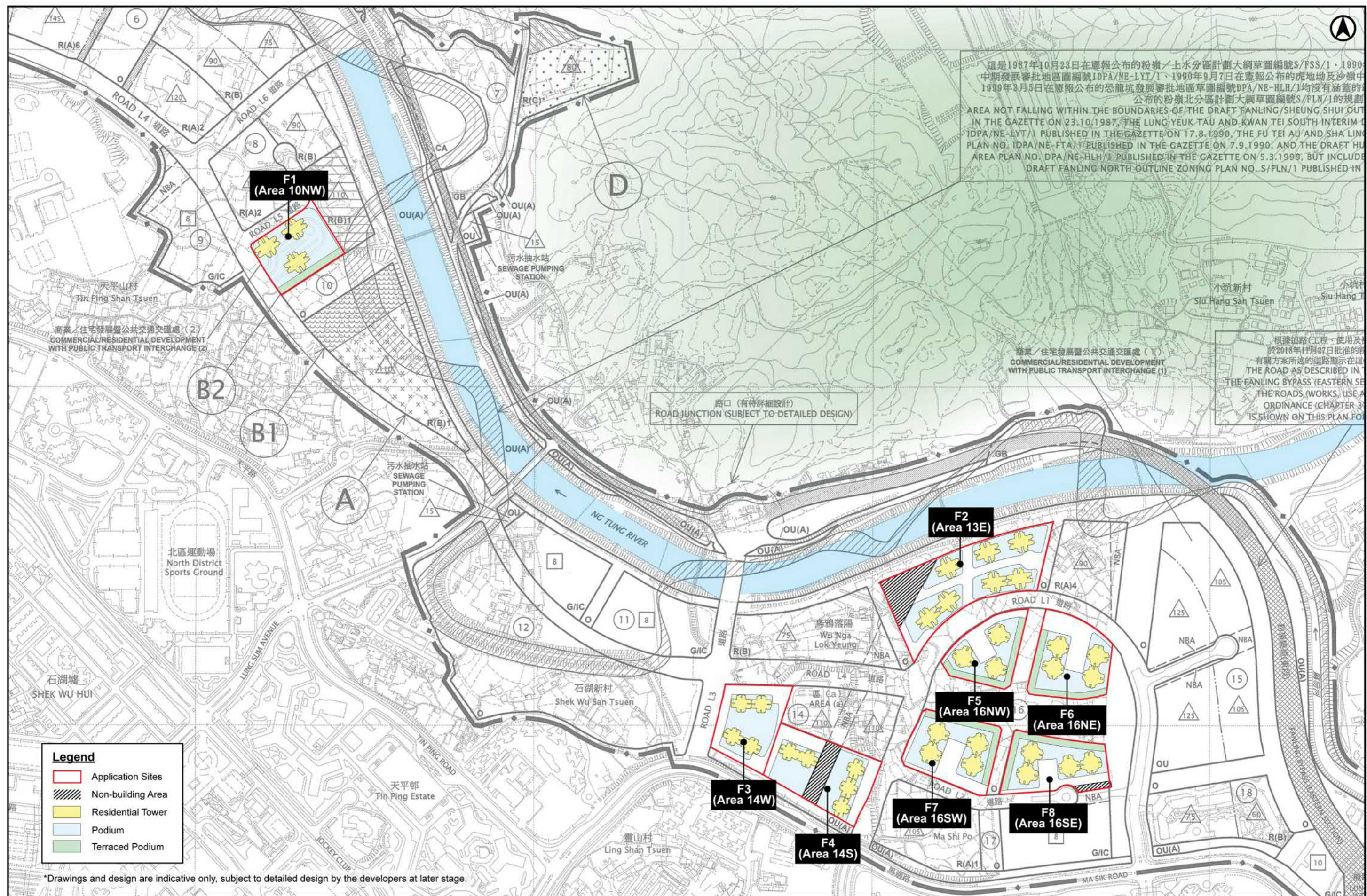
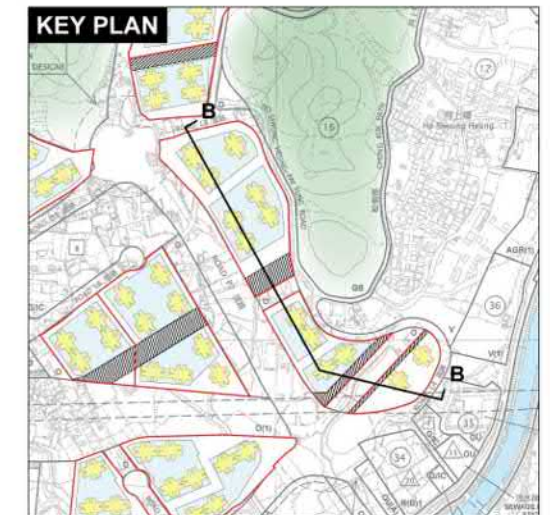
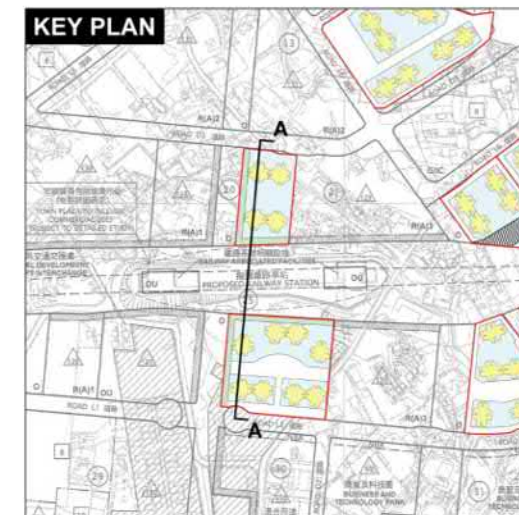
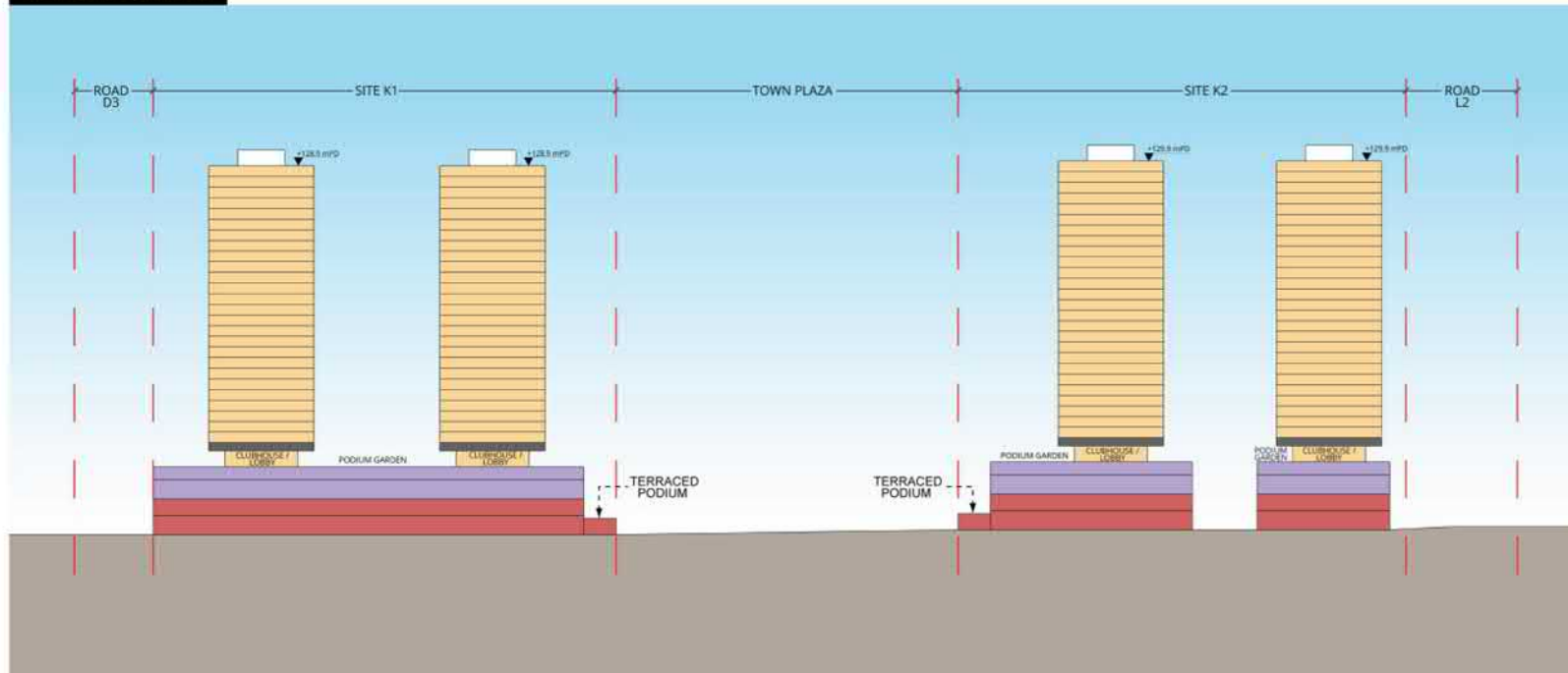


FIGURE 3.1 INDICATIVE LAYOUTS OF APPLICATION SITES IN FLN NDA
SCALE 1:5,000

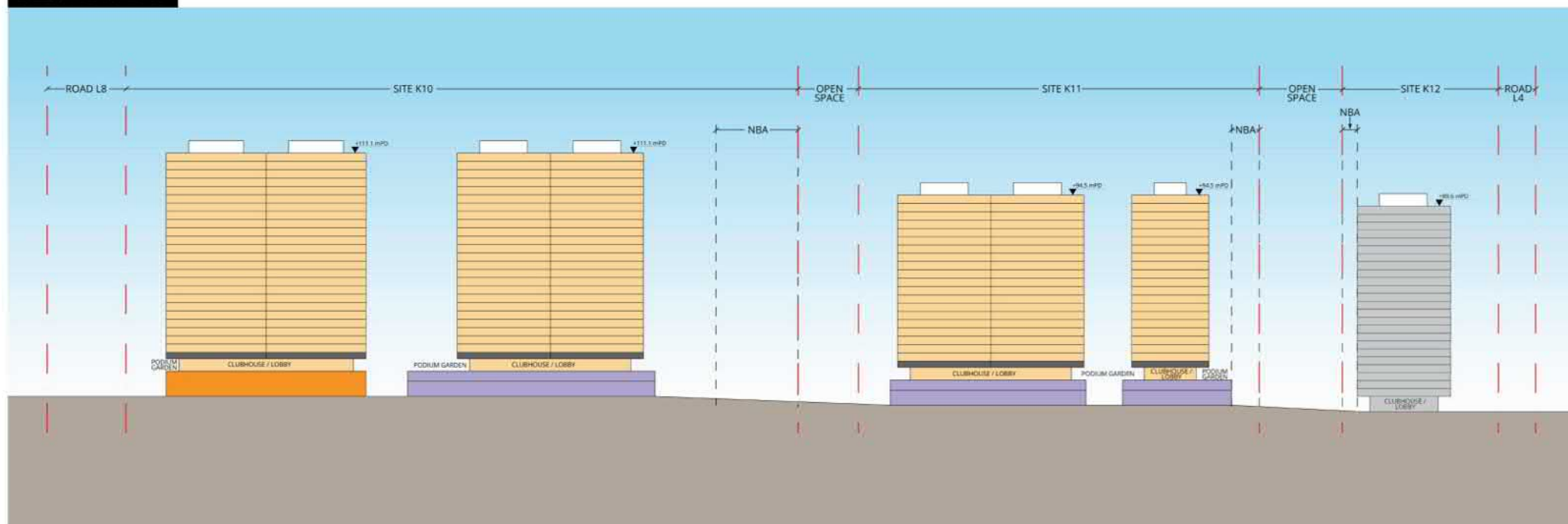
參考編號
REFERENCE No.
A/KTN/111



SECTION A-A



SECTION B-B



Application Sites involve minor relaxation of BH and PR restrictions

Legend

Domestic Use	Carpark
Transfer Plate	Public Transport Interchange
Retail	

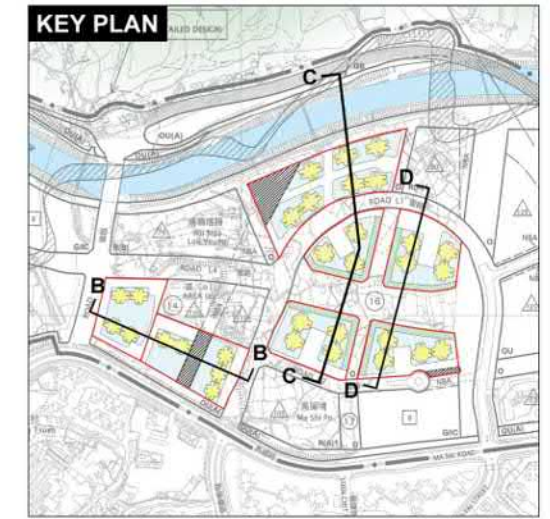
Application Site involves minor relaxation of PR restriction only

Legend

Domestic Use

*Drawings and design are indicative only, subject to detailed design by the developers at later stage.

FIGURE 3.4 INDICATIVE SECTIONS OF APPLICATION SITES IN KTN NDA



SECTION C-C



-  Domestic Use
  Carpark
-  Transfer Plate
  Public Transport Interchange
-  Retail

*Drawings and design are indicative only, subject to detailed design by the developers at later stage.

FIGURE 3.2 INDICATIVE SECTIONS OF APPLICATION SITES IN FLN NDA

(摘錄自申請人於 12. 6. 2026 呈交的申請書)
(Extract from Applicant's
Submission of 12.6.2026)

參考編號
REFERENCE No.
A/KTN/111

繪圖
DRAWING
A - 6

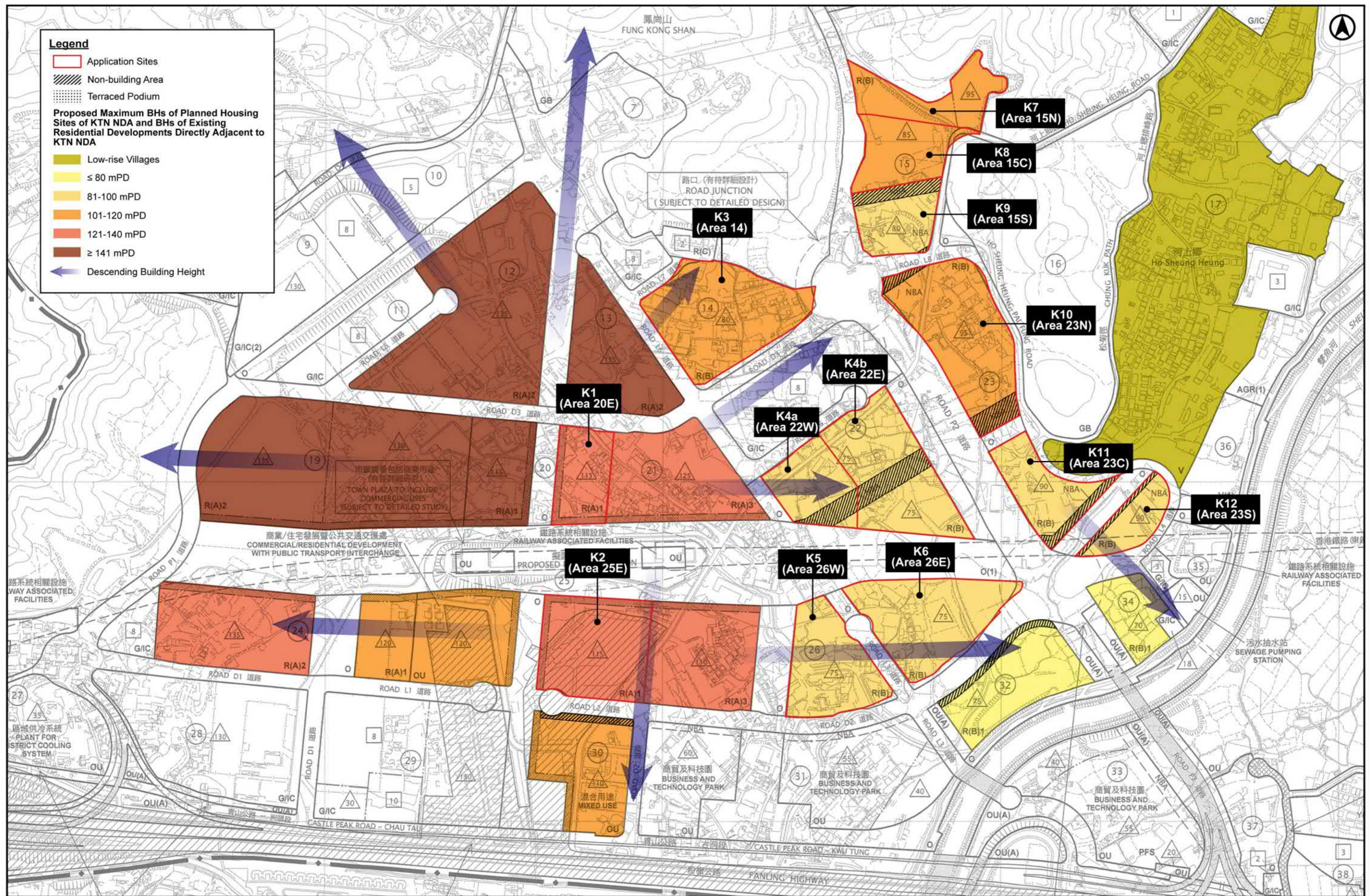


FIGURE 4.2 BUILDING HEIGHT ILLUSTRATION IN KTN NDA UNDER THE DEVELOPMENT PROPOSAL
SCALE 1:5,000

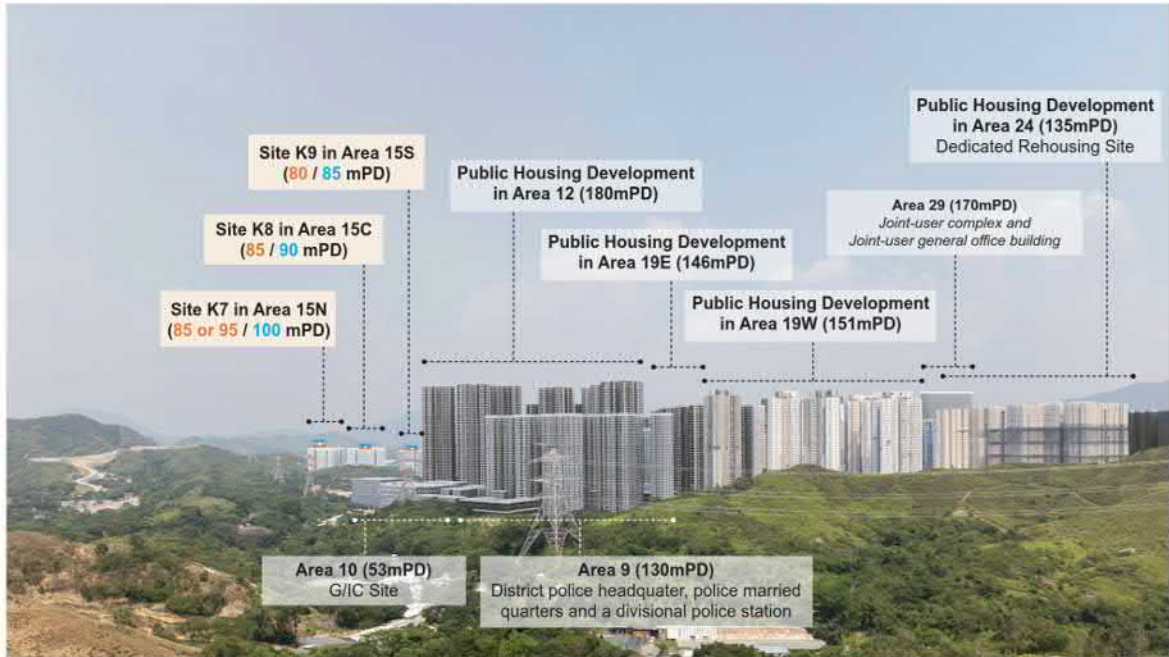
(於26.8.2026收到申請人呈交的進一步資料)
(Applicant's Further Information
Received on 26.8.2026)

參考編號
REFERENCE No.
A/KTN/111

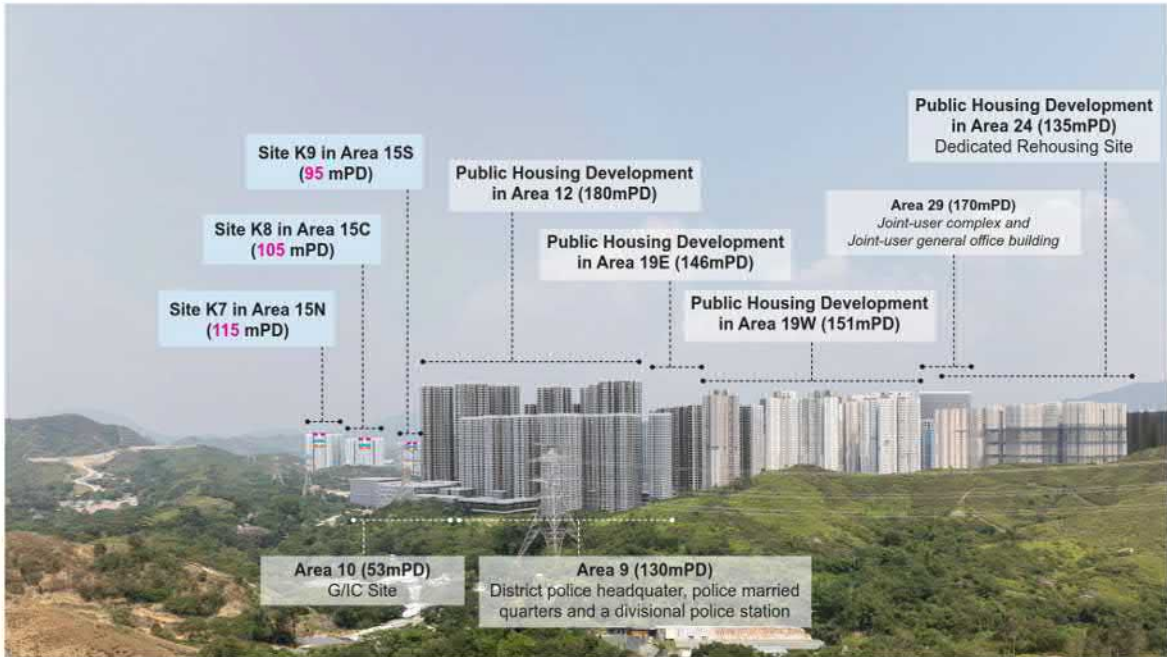
繪圖
DRAWING
A - 7



VP1 - Existing View



VP1 - Baseline Scenario (Compliant scheme under approved KTN OZP no. S/KTN/4)



VP1 - Proposed Scenario



LEGEND

Application Site for Baseline Scenario (light orange box)
Application Site for Proposed Scenario (light blue box)

OZP BH Restriction Site K__ in Area __ (/ mPD)
Under Proposed Scenario Site K__ in Area __ (mPD)

BUILDING HEIGHT RESTRICTION UNDER OZP NO. S/KTN/4
BUILDING HEIGHT RELAXATION UNDER APPLICATION NO. A/KTN/93
PROPOSED BUILDING HEIGHT RELAXATION UNDER CURRENT APPLICATION

AECOM

PROJECT
DEVELOPMENT OF
KWU TUNG NORTH
NEW DEVELOPMENT AREA,
REMAINING PHASE -
DESIGN & CONSTRUCTION

CLIENT
土木工程拓展署
CEDD Civil Engineering and
Development Department

CONSULTANT
AECOM Asia Company Ltd.
www.aecom.com

SUB-CONSULTANTS

ISSUE/REVISION			
1	2	3	4

STATUS

SCALE
N.T.S.
DIMENSION UNIT
METRES

KEY PLAN

PROJECT NO.
60624717
CONTRACT NO.
CE 19/2019 (CE)

SHEET TITLE
PHOTOMONTAGE FROM
VIEWPOINT VP1

SHEET NUMBER
60624717/2A/FIGURE 3.1

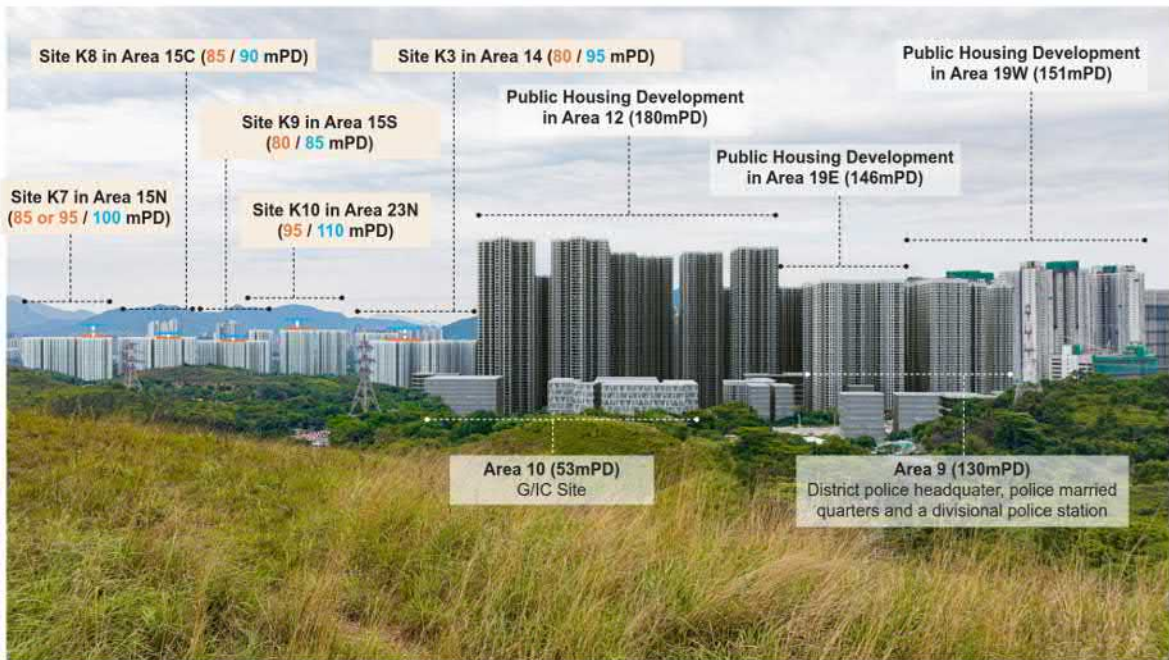
(於26.8.2026收到申請人呈交的進一步資料)
(Applicant's Further Information
Received on 26.8.2026)

參考編號
REFERENCE No.
A/KTN/111

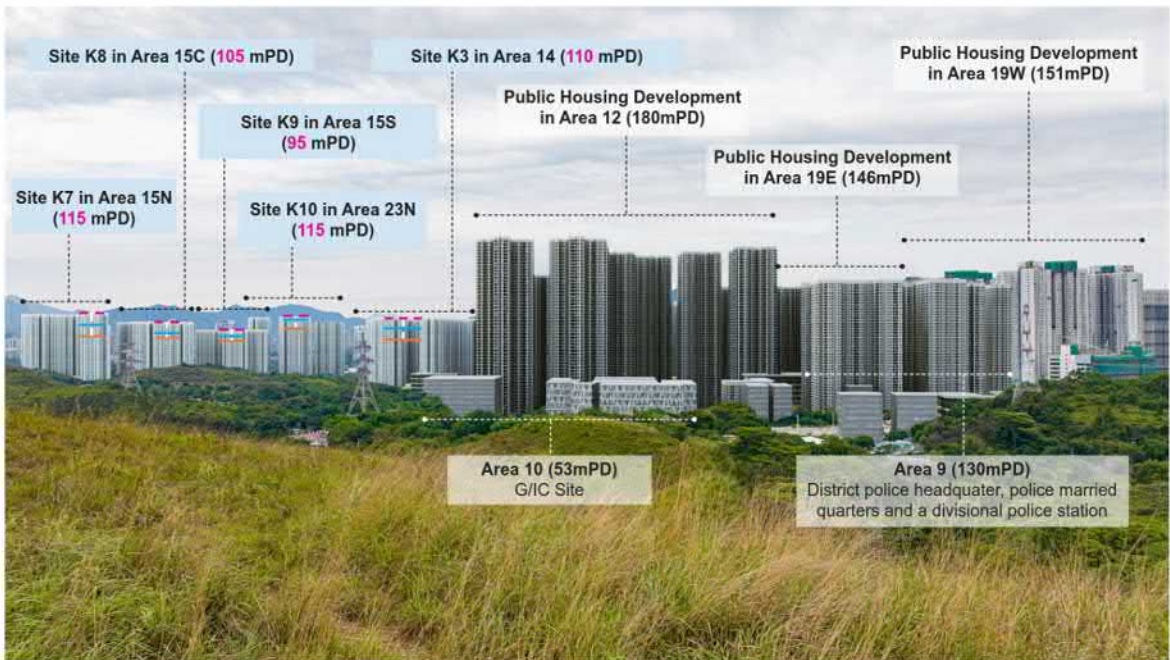
繪圖
DRAWING
A - 9



VP2 - Existing View



VP2 - Baseline Scenario (Compliant scheme under approved KTN OZP no. S/KTN/4)



VP2 - Proposed Scenario



LEGEND

Application Site for Baseline Scenario (light orange box)
Application Site for Proposed Scenario (light blue box)

OZP BH Restriction Site K__ in Area __ (/ mPD)
Under Proposed Scenario Site K__ in Area __ (/ mPD)

BUILDING HEIGHT RESTRICTION UNDER OZP NO. S/KTN/4
BUILDING HEIGHT RELAXATION UNDER APPLICATION NO. A/KTN/93
PROPOSED BUILDING HEIGHT RELAXATION UNDER CURRENT APPLICATION

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REMAINING PHASE -
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METRES

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PROJECT NO.
60624717
CONTRACT NO.
CE 19/2019 (CE)

SHEET TITLE
PHOTOMONTAGE FROM
VIEWPOINT VP2

SHEET NUMBER
60624717/2A/FIGURE 3.2

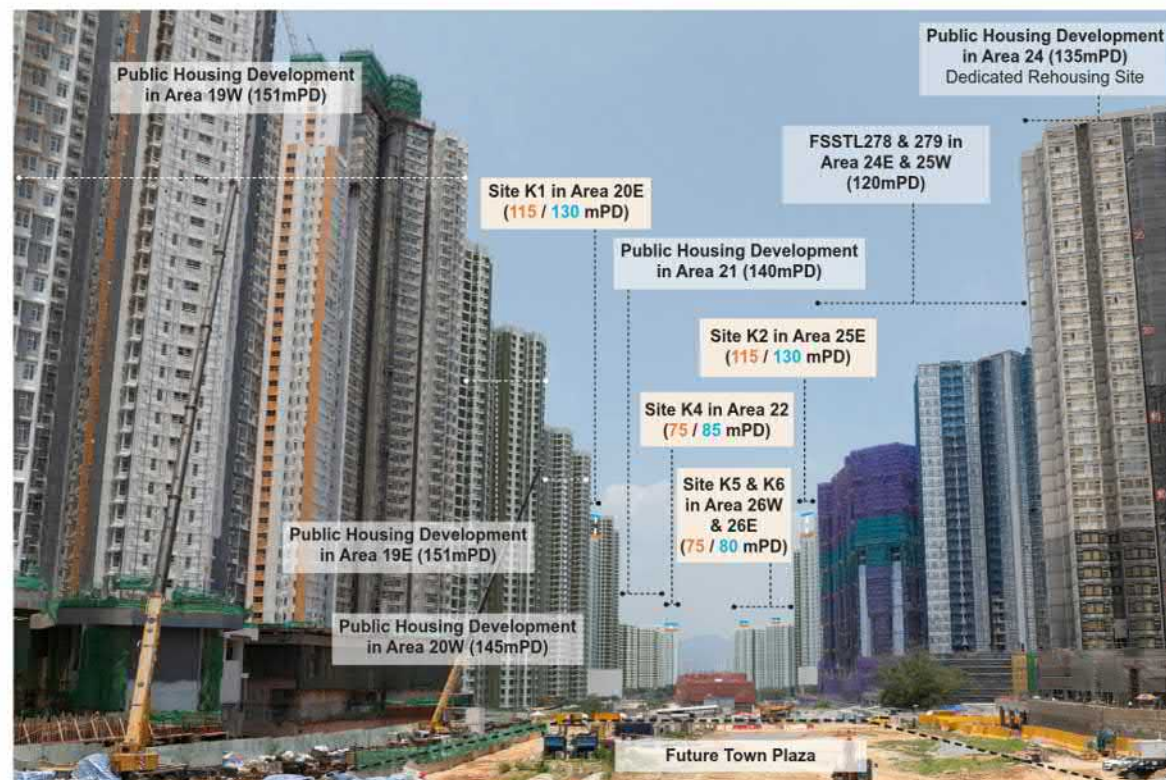
(於 26. 8. 2026收到申請人呈交的進一步資料)
(Applicant's Further Information
Received on 26.8.2026)

參考編號
REFERENCE No.
A/KTN/111

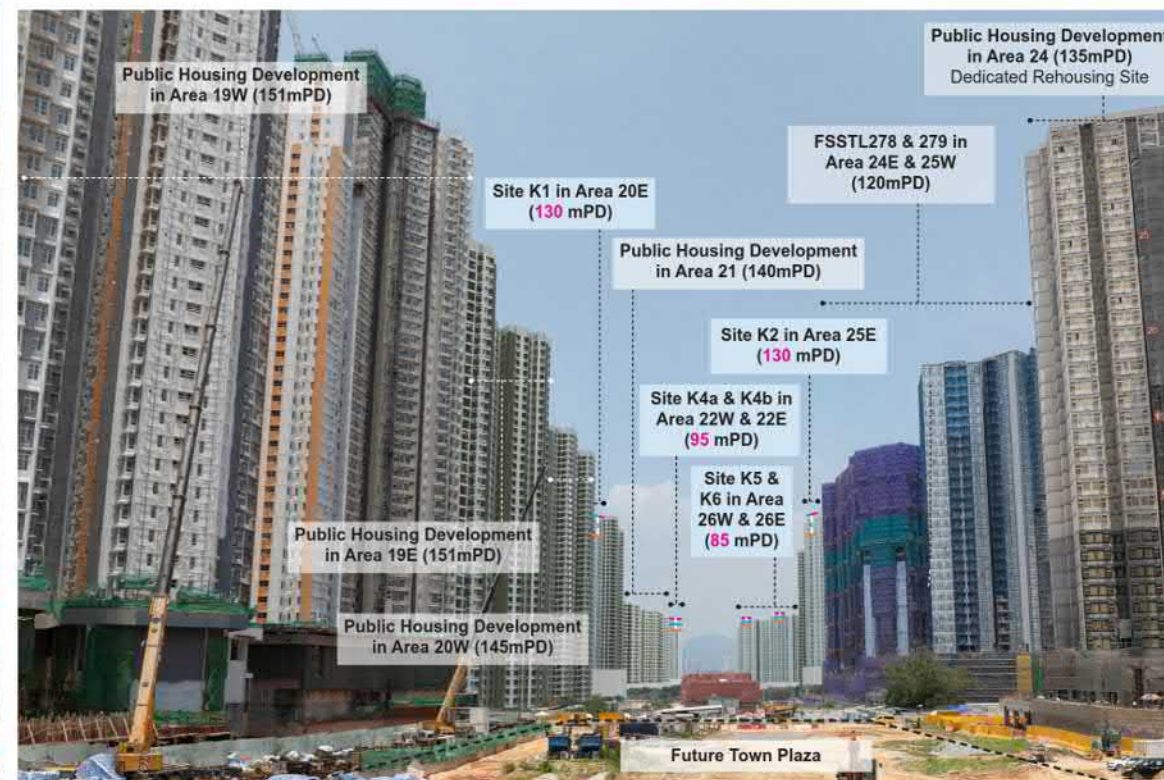
繪圖
DRAWING
A - 10



VP6 - Existing View



VP6 - Baseline Scenario (Compliant scheme under approved KTN OZP no. S/KTN/4)



VP6 - Proposed Scenario



LEGEND

Application Site for Baseline Scenario
(light orange box)

Application Site for Proposed Scenario
(light blue box)

BUILDING HEIGHT RESTRICTION UNDER OZP NO. S/KTN/4

BUILDING HEIGHT RELAXATION UNDER APPLICATION NO. A/KTN/93

--- PROPOSED BUILDING HEIGHT RELAXATION UNDER CURRENT APPLICATION

Site K in Area ( /  mPD)

Under Proposed Scenario

Site K in Area (mPD)

AECOM

PROJECT

DEVELOPMENT OF
KWU TUNG NORTH
NEW DEVELOPMENT AREA,
REMAINING PHASE -
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SCAL

DIMENSION UNIT

N.T.S.

METRES

KEY PLAN

有誤闕

PROJECT NO. _____

CONTRACT NO.

60624717

CE 19/2019 (CE)

SHEET TITLE

PHOTOMONTAGE FROM
VIEWPOINT VP6

SHEET NUMBER

60624717/2A/FIGURE 3.6

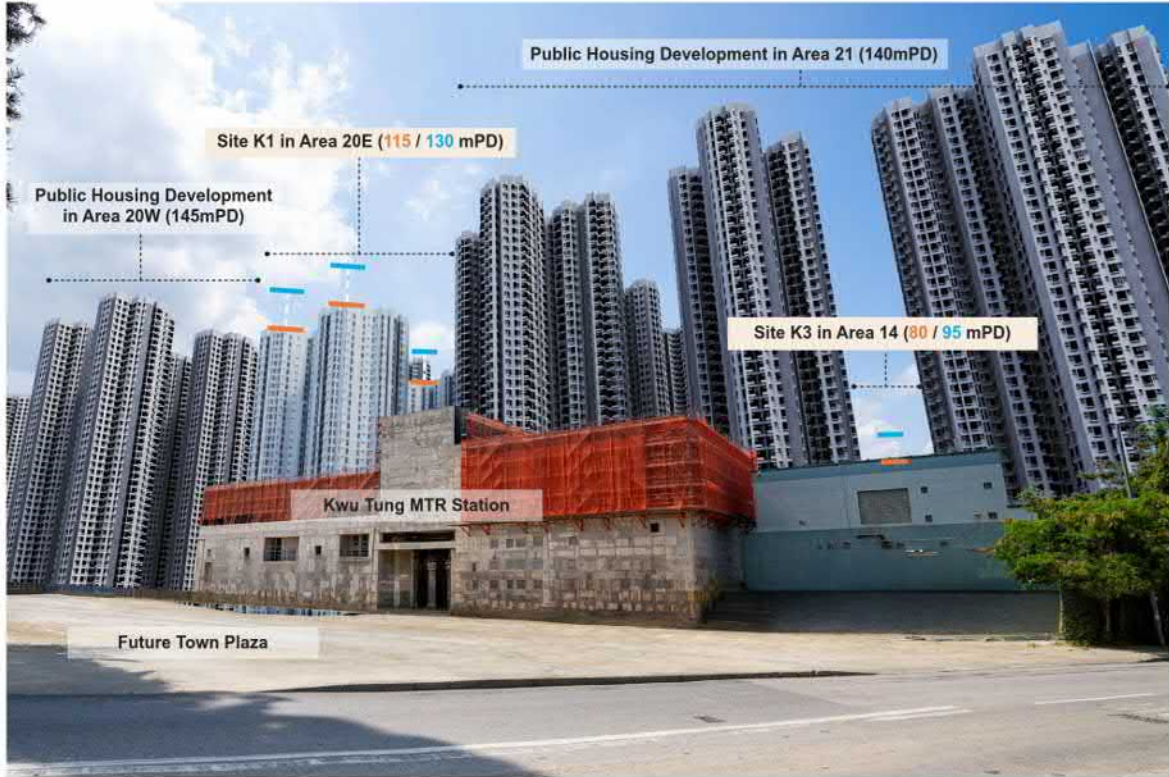
(於26.8.2026收到申請人呈交的進一步資料)
(Applicant's Further Information
Received on 26.8.2026)

參考編號
REFERENCE No.
A/KTN/111

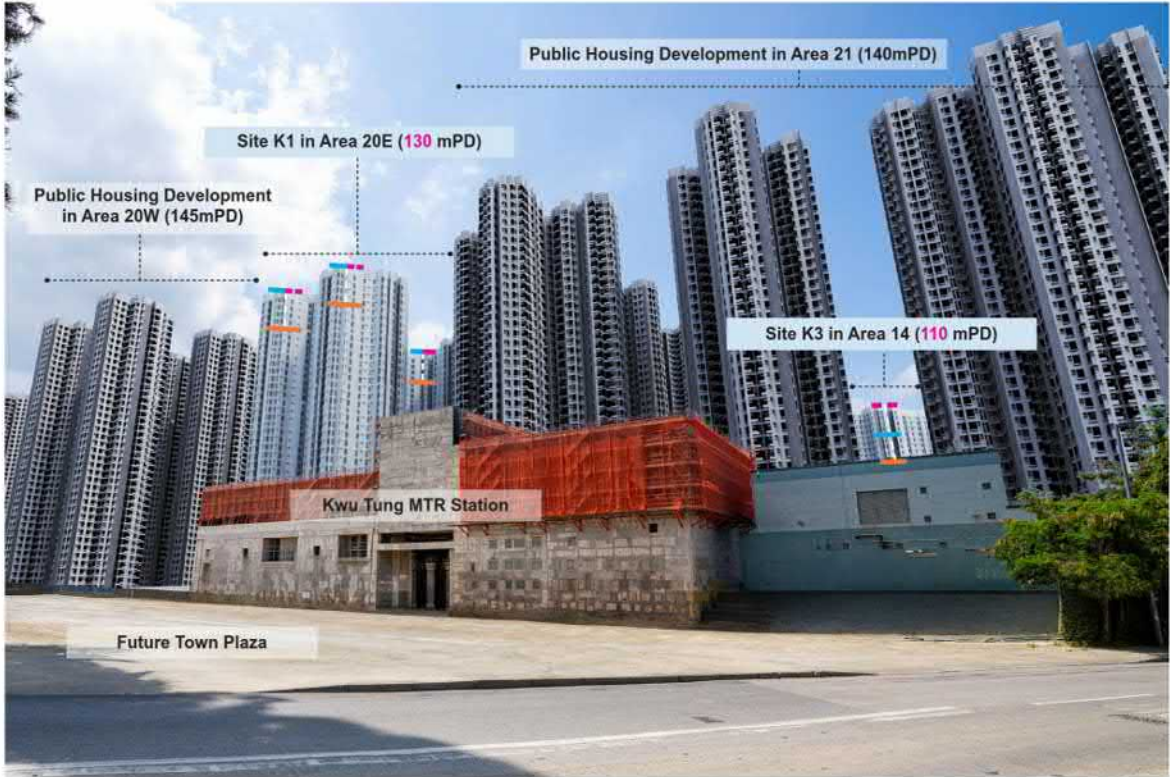
繪圖
DRAWING
A - 11



VP7 - Existing View



VP7 - Baseline Scenario (Compliant scheme under approved KTN OZP no. S/KTN/4)



VP7 - Proposed Scenario



LEGEND

Application Site for Baseline Scenario (light orange box)

Application Site for Proposed Scenario (light blue box)

OZP BH Restriction A/KTN/93

Under Proposed Scenario

BUILDING HEIGHT RESTRICTION UNDER OZP NO. S/KTN/4

BUILDING HEIGHT RELAXATION UNDER APPLICATION NO. A/KTN/93

PROPOSED BUILDING HEIGHT RELAXATION UNDER CURRENT APPLICATION

AECOM

PROJECT
DEVELOPMENT OF
KWU TUNG NORTH
NEW DEVELOPMENT AREA,
REMAINING PHASE -
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ISSUE/REVISION

IR	DATE	DESCRIPTION	CHK.

STATUS

SCALE
N.T.S.

DIMENSION UNIT
METRES

KEY PLAN

PROJECT NO.
60624717

CONTRACT NO.
CE 19/2019 (CE)

SHEET TITLE
PHOTOMONTAGE FROM
VIEWPOINT VP7

SHEET NUMBER
60624717/2A/FIGURE 3.7

(於26.8.2026收到申請人呈交的進一步資料)
(Applicant's Further Information
Received on 26.8.2026)

參考編號
REFERENCE No.
A/KTN/111

繪圖
DRAWING
A - 12



VP8 - Existing View



VP8 - Baseline Scenario (Compliant scheme under approved KTN OZP no. S/KTN/4)



VP8 - Proposed Scenario



LEGEND

Application Site for Baseline Scenario (light orange box)

Application Site for Proposed Scenario (light blue box)

OZP BH Restriction Site K__ in Area __ (/ mPD)

Under Proposed Scenario Site K__ in Area __ (mPD)

A/KTN/93

BUILDING HEIGHT RESTRICTION UNDER OZP NO. S/KTN/4

BUILDING HEIGHT RELAXATION UNDER APPLICATION NO. A/KTN/93

PROPOSED BUILDING HEIGHT RELAXATION UNDER CURRENT APPLICATION

AECOM

PROJECT
DEVELOPMENT OF
KWU TUNG NORTH
NEW DEVELOPMENT AREA,
REMAINING PHASE -
DESIGN & CONSTRUCTION

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Civil Engineering and
Development Department

CONSULTANT
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ISSUE/REVISION

I/R	DATE	DESCRIPTION	CHK.

STATUS

SCALE
N.T.S.

DIMENSION UNIT
METRES

KEY PLAN

PROJECT NO.
60624717

CONTRACT NO.
CE 19/2019 (CE)

SHEET TITLE
PHOTOMONTAGE FROM
VIEWPOINT VP8

SHEET NUMBER
60624717/2A/FIGURE 3.8

(於26. 8. 2026收到申請人呈交的進一步資料)
(Applicant's Further Information
Received on 26.8.2026)

VP1 Hiking Trail at Wa Shan



VP1 Existing View

LEGEND

Application Site for OZP Compliant Scheme
(Light Orange Box)

Application Site for Proposed Scheme
(Light Blue Box)

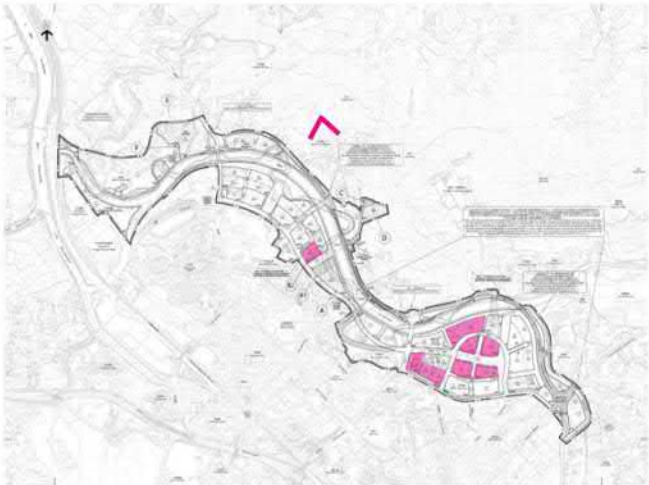
- Building Height Restriction Under Draft OZP No. S/FLN/5
- Building Height Relaxation Under Application No. A/FLN/30 or A/FLN/32, whichever is greater
- Proposed Building Height Relaxation Under Current Application

OZP BH Restriction
Site F_in Area__ (/ mPD)

Under Proposed Scheme
Site F_in Area__ (mPD)

A/FLN/30 or A/FLN/32, whichever is greater

Key Plan



VP1 OZP Compliant Scheme*



VP1 Proposed Scheme*

* Taken into account the approved building height under approved planning application No. A/FLN/30 or A/FLN/32, whichever is greater.

VP2 Ling Shan Road



VP2 Existing View

LEGEND

Application Site for OZP Compliant Scheme
(Light Orange Box)

Application Site for Proposed Scheme
(Light Blue Box)

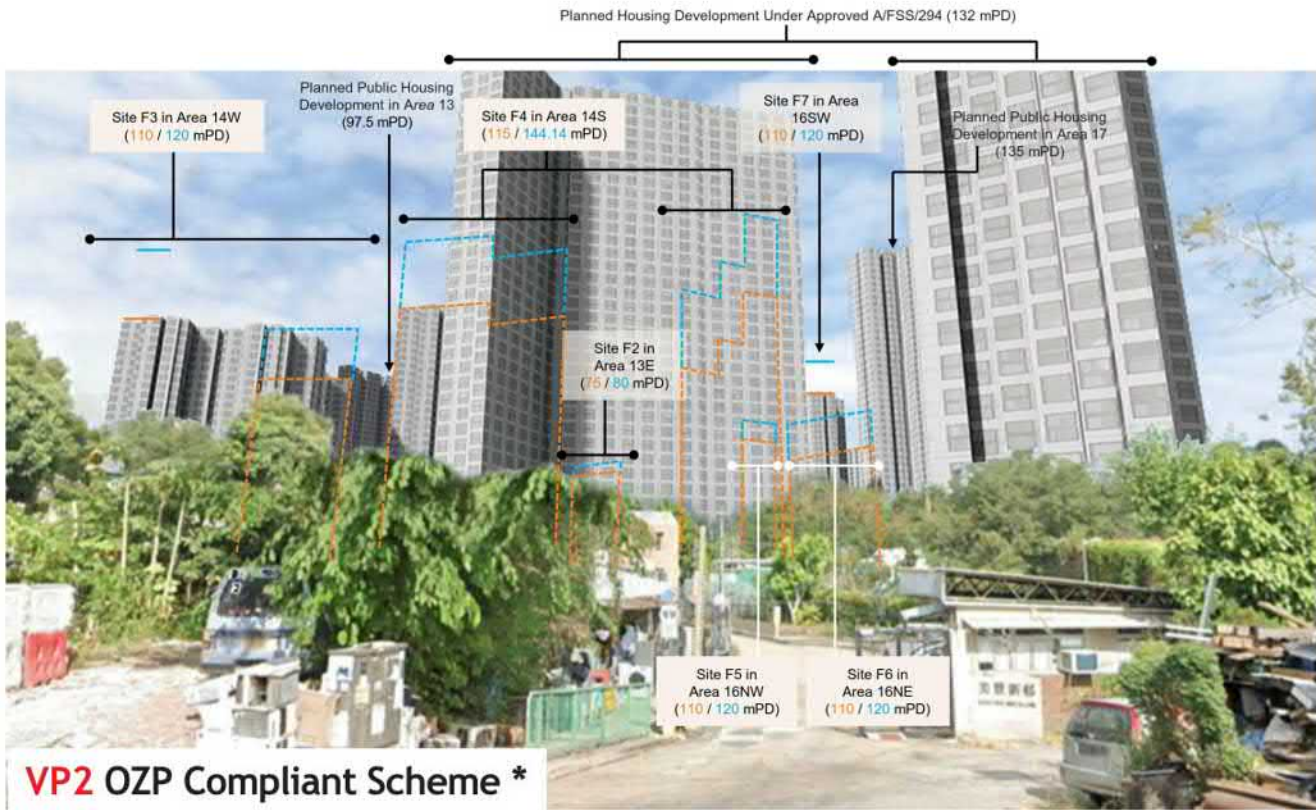
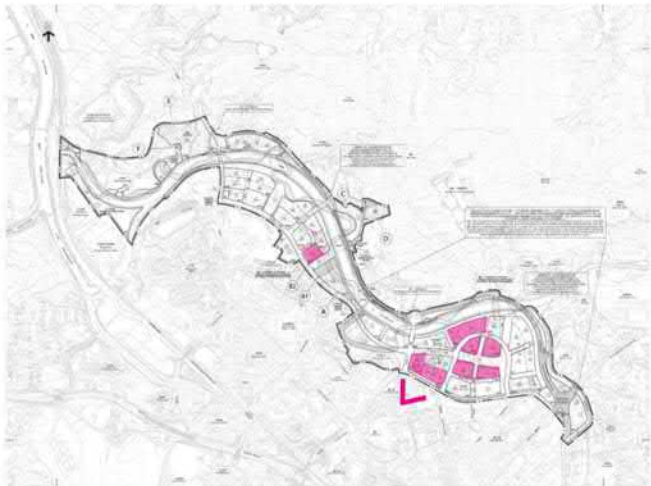
- Building Height Restriction Under Draft OZP No. S/FLN/5
- Building Height Relaxation Under Application No. A/FLN/30 or A/FLN/32, whichever is greater
- Proposed Building Height Relaxation Under Current Application

OZP BH Restriction
Site F_in Area__ (/ mPD)

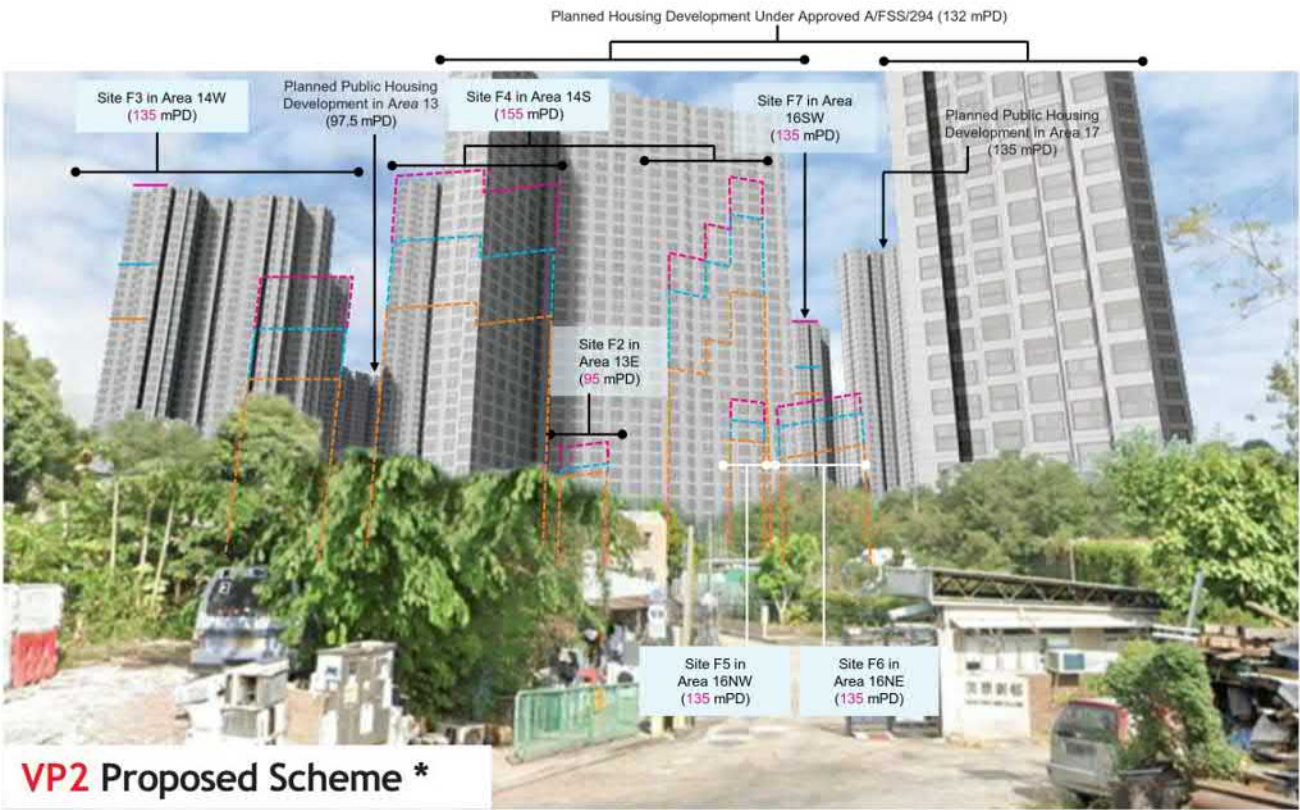
Under Proposed Scheme
Site F_in Area__ (mPD)

A/FLN/30 or A/FLN/32, whichever is greater

Key Plan



VP2 OZP Compliant Scheme *



VP2 Proposed Scheme *

* Taken into account the approved building height under approved planning application No. A/FLN/30 or A/FLN/32, whichever is greater.

VP3 Tsung Shan, High Hill



LEGEND

Application Site for OZP Compliant Scheme
(Light Orange Box)

Application Site for Proposed Scheme
(Light Blue Box)

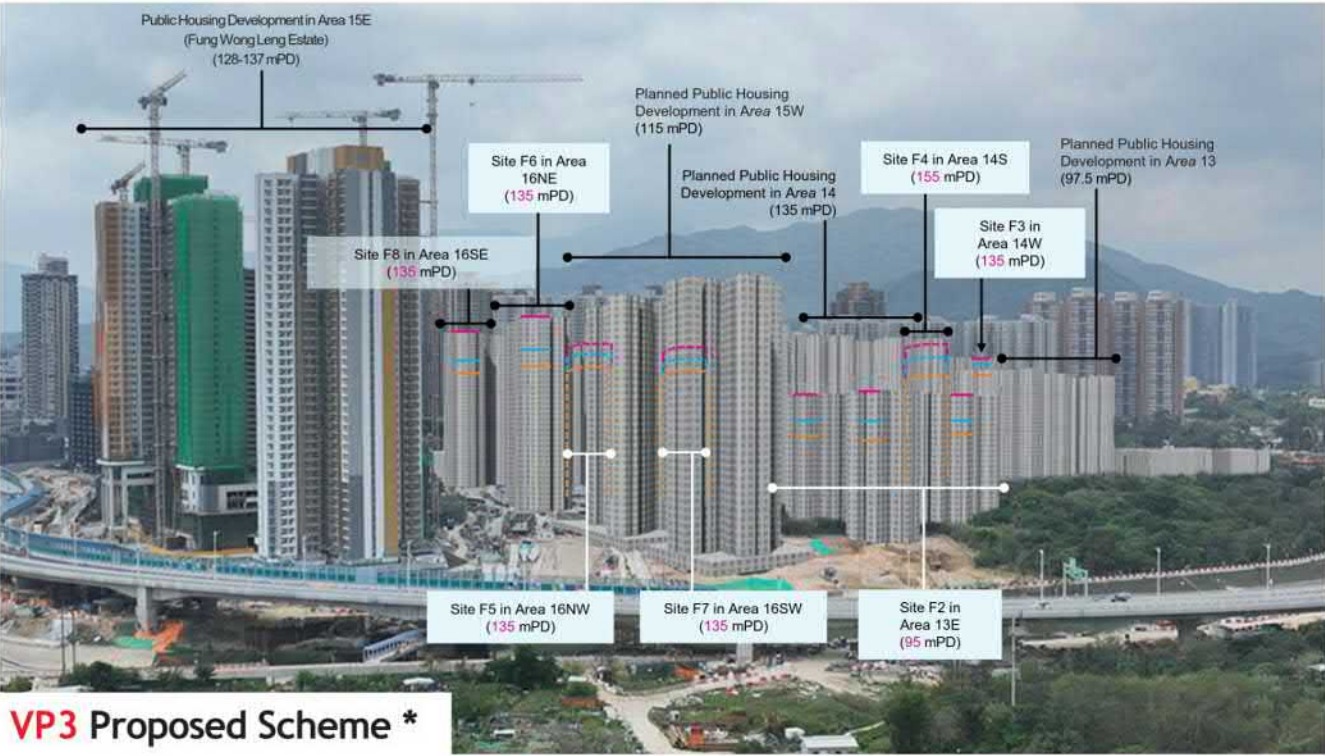
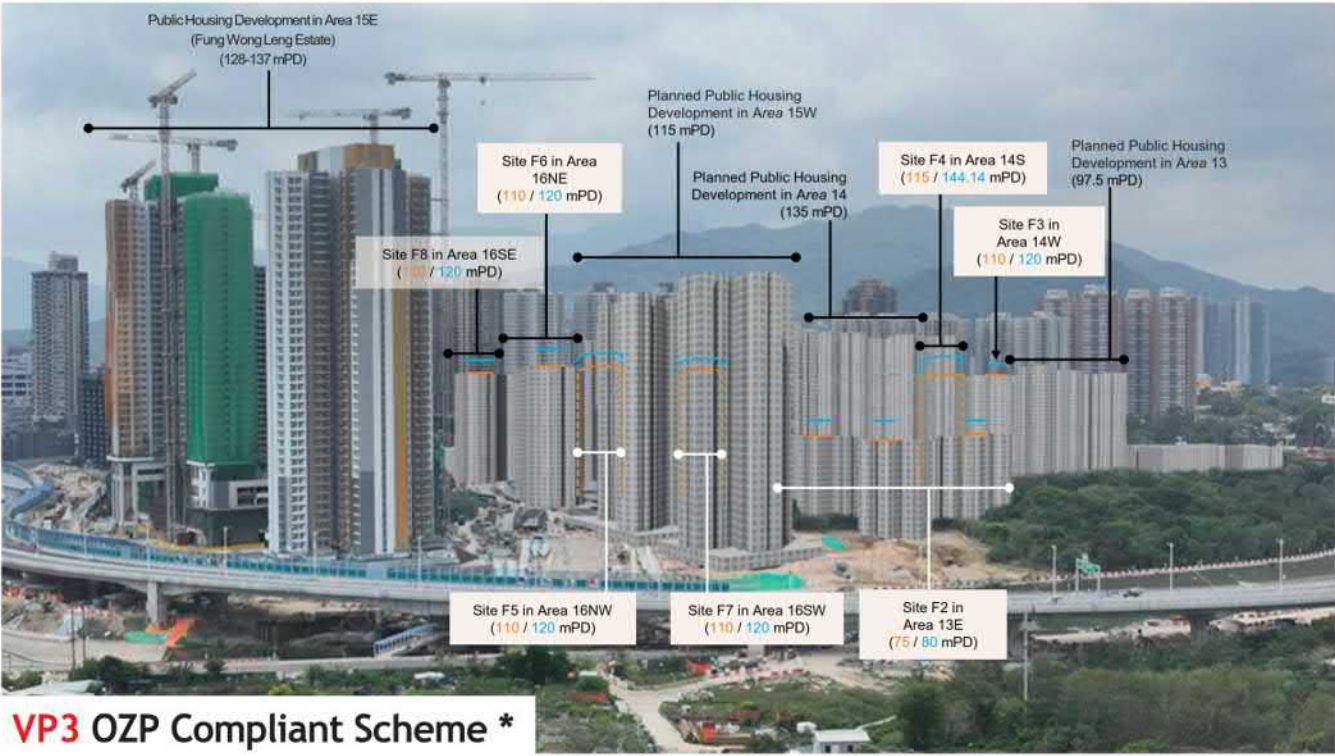
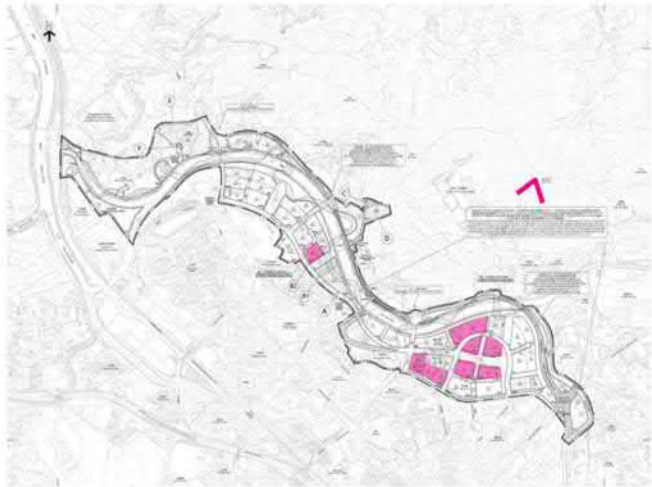
- Building Height Restriction Under Draft OZP No. S/FLN/5
- Building Height Relaxation Under Application No. A/FLN/30 or A/FLN/32, whichever is greater
- Proposed Building Height Relaxation Under Current Application

OZP BH Restriction
Site F_in Area__ (/ mPD)

Under Proposed Scheme
Site F_in Area__ (mPD)

A/FLN/30 or A/FLN/32, whichever is greater

Key Plan



* Taken into account the approved building height under approved planning application No. A/FLN/30 or A/FLN/32, whichever is greater.

VP5 Sheung Shui Fire Station



VP5 Existing View

LEGEND

Application Site for OZP Compliant Scheme (Light Orange Box)

Application Site for Proposed Scheme (Light Blue Box)

- Building Height Restriction Under Draft OZP No. S/FLN/5
- Building Height Relaxation Under Application No. A/FLN/30 or A/FLN/32, whichever is greater
- Proposed Building Height Relaxation Under Current Application

OZP BH Restriction

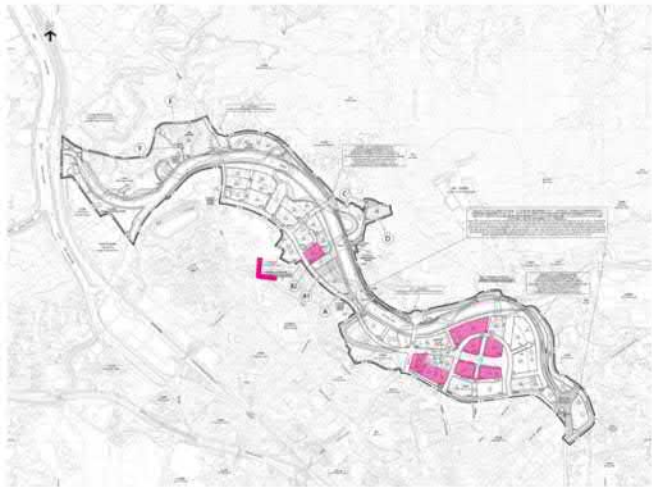
Site F_in Area__ (/ mPD)

Under Proposed Scheme

Site F_in Area__ (mPD)

A/FLN/30 or A/FLN/32, whichever is greater

Key Plan



VP5 OZP Compliant Scheme *



VP5 Proposed Scheme *

* Taken into account the approved building height under approved planning application No. A/FLN/30 or A/FLN/32, whichever is greater.

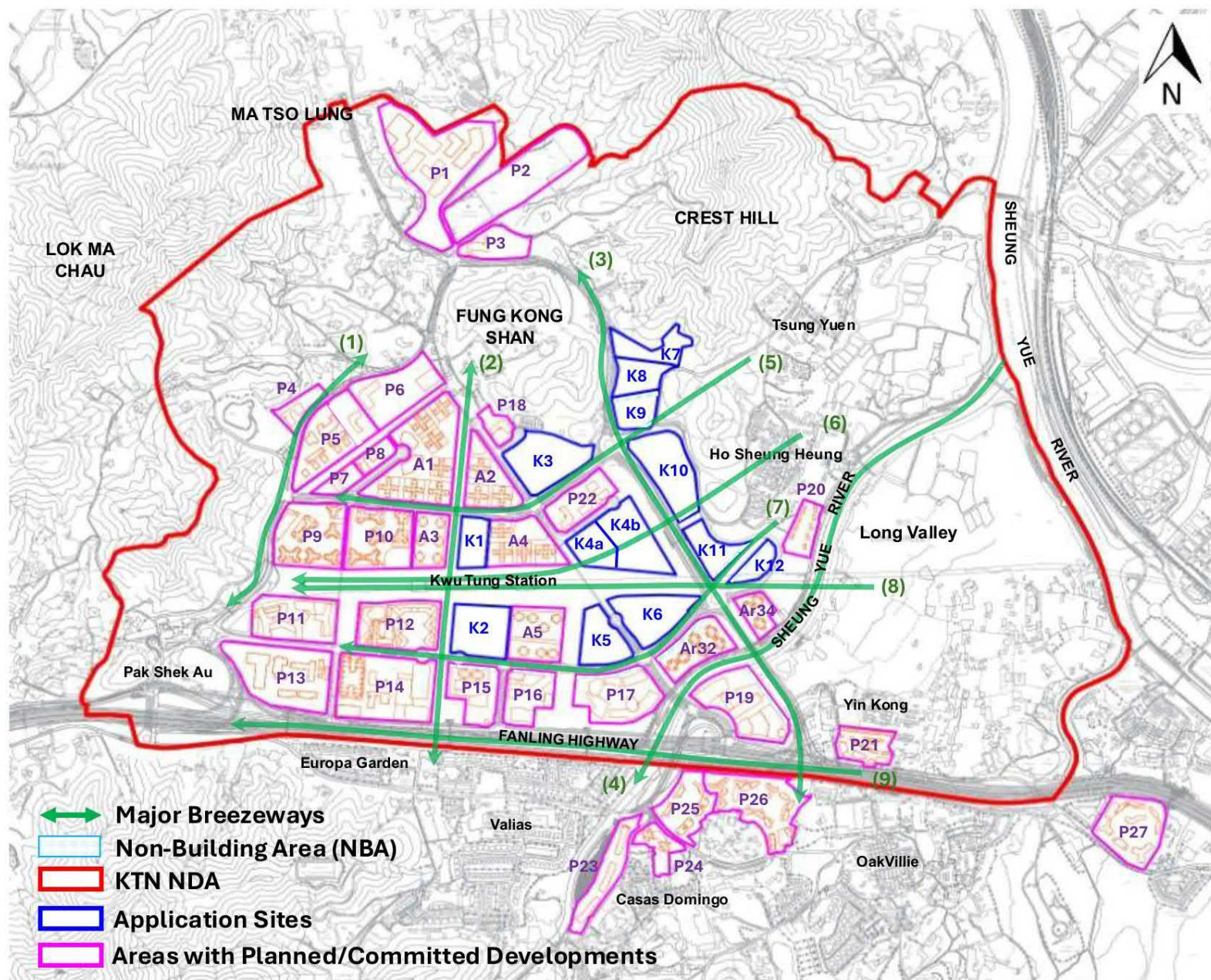


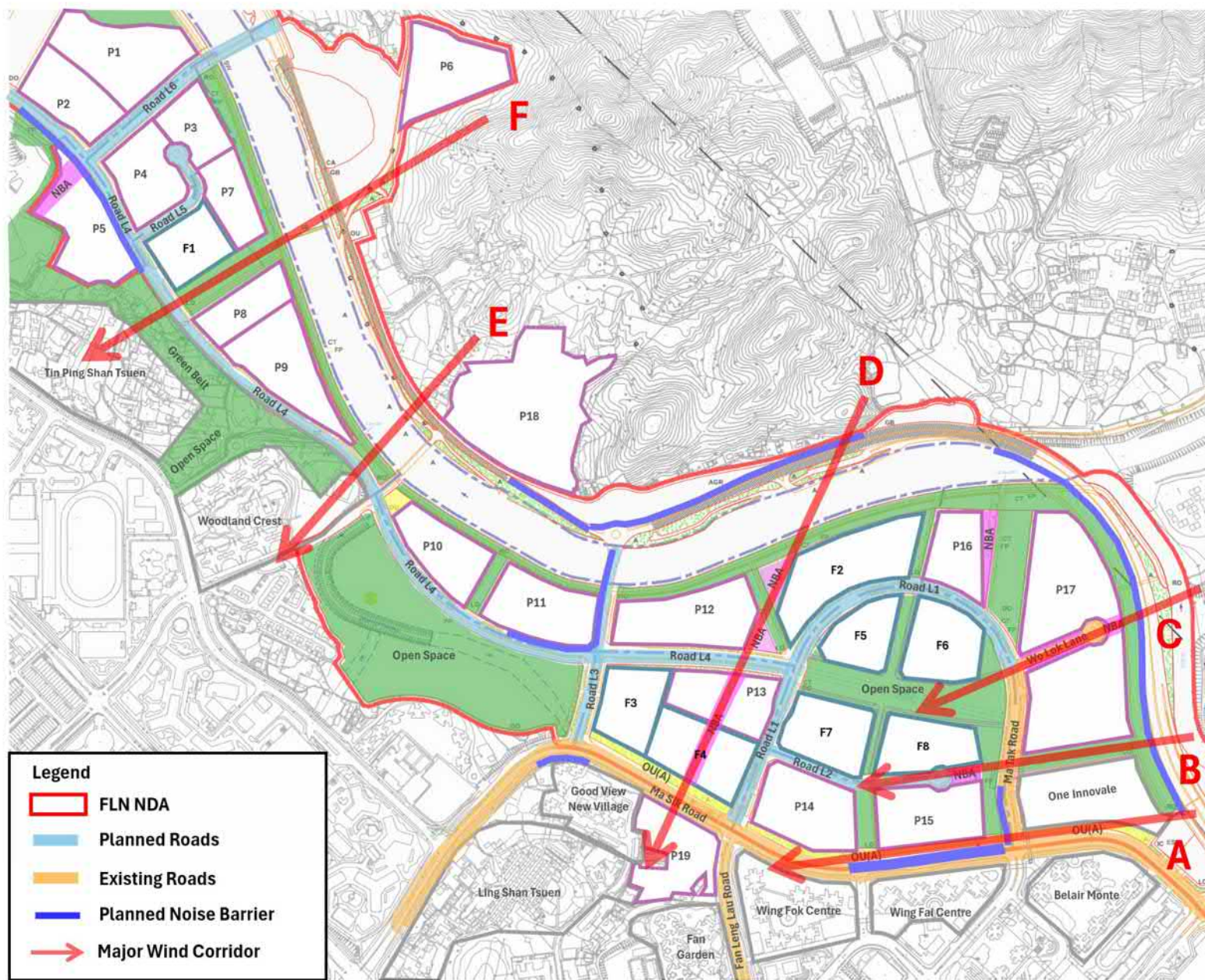
Figure 6.2 Major Breezeways near Application Sites

(於26. 8. 2026收到申請人呈交的進一步資料)
(Applicant's Further Information
Received on 26.8.2026)

參考編號
REFERENCE No.
A/KTN/111

繪圖
DRAWING
A - 18

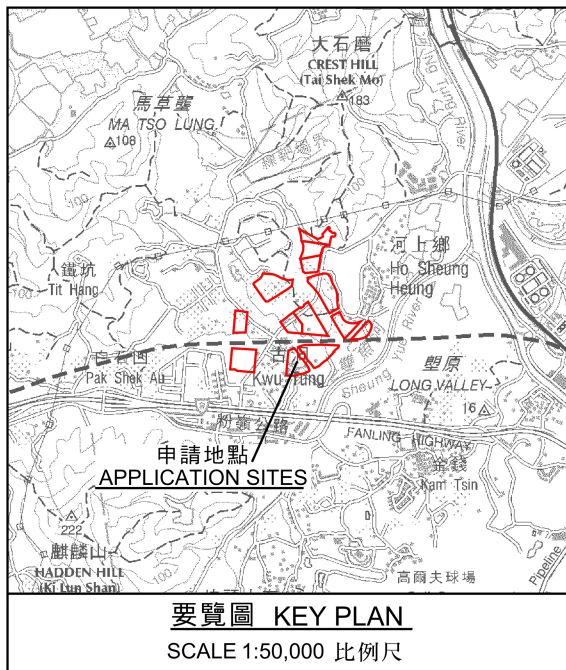
Figure 5.2-1 Major Wind Corridors near Application Sites



(於26. 8. 2026收到申請人呈交的進一步資料)
(Applicant's Further Information
Received on 26.8.2026)

參考編號
REFERENCE No.
A/KTN/111

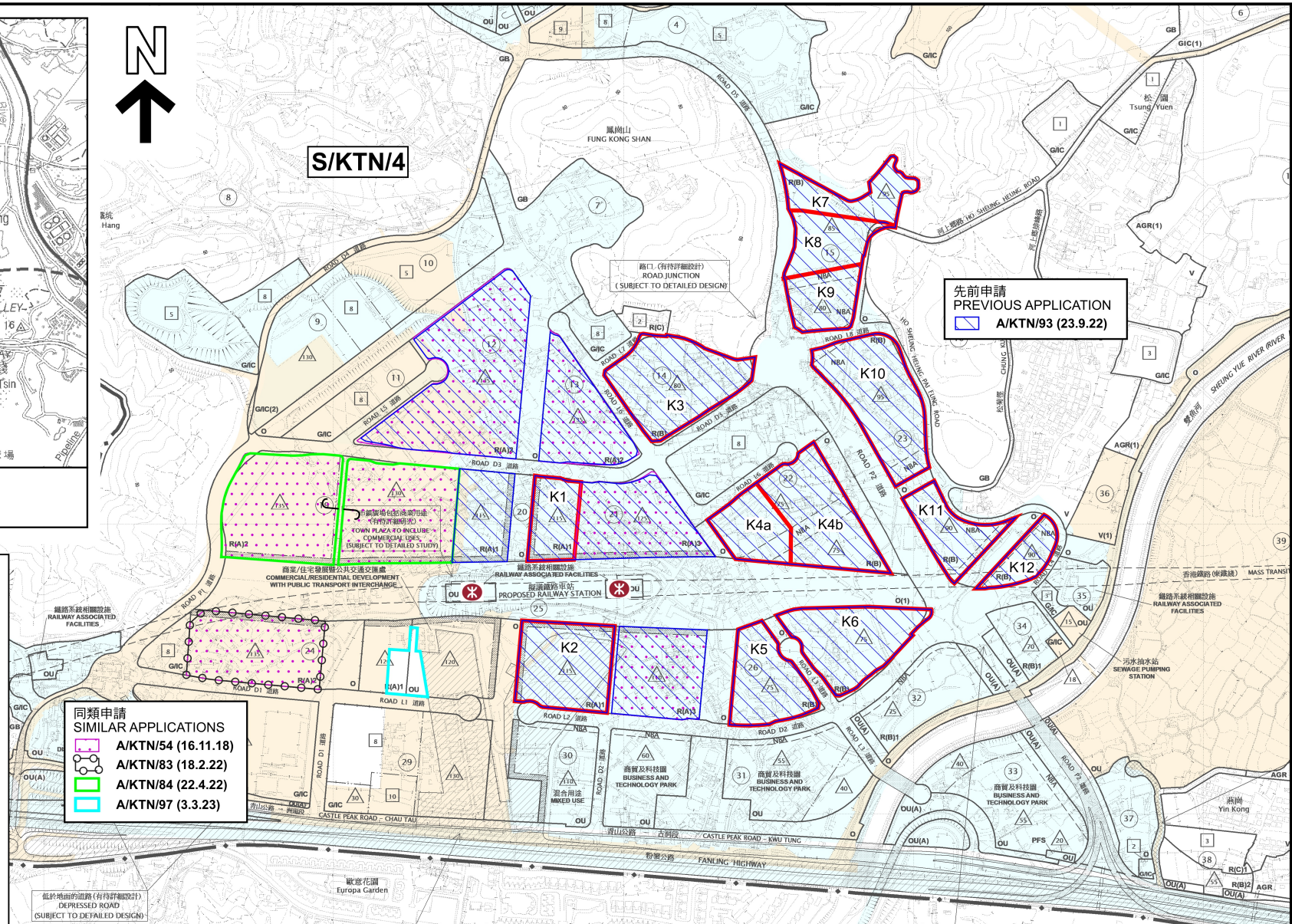
繪圖
DRAWING
A - 19



圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITES (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 古洞北新發展區第一階段項目
KTN NDA FIRST PHASE
- 古洞北新發展區餘下階段項目
KTN NDA REMAINING PHASE
- 擬議鐵路入口
PROPOSED MTR ENTRANCE
- 獲批准的申請
APPROVED APPLICATION
- 會議日期
DATE OF MEETING
- 申請編號
APPLICATION NUMBER
- A/KTN/84 (22.4.22)
- A/KTN/84 (22.4.22)

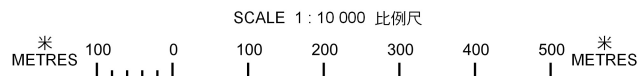
- 同類申請
SIMILAR APPLICATIONS
- A/KTN/54 (16.11.18)
- A/KTN/83 (18.2.22)
- A/KTN/84 (22.4.22)
- A/KTN/97 (3.3.23)



位置圖 LOCATION PLAN

擬議略為放寬地積比率及建築物高度限制，以作擬議/准許的私營房屋發展，和在一准許私營房屋發展內作
擬議「公共運輸總站」、「商店及服務行業」及「食肆」用途
古洞北/粉嶺北新發展區的多個地盤

PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR
PROPOSED/PERMITTED PRIVATE HOUSING DEVELOPMENTS AND PROPOSED PUBLIC TRANSPORT TERMINUS,
SHOP AND SERVICES AND EATING PLACE WITHIN A PERMITTED PRIVATE HOUSING DEVELOPMENT
VARIOUS SITES IN KWU TUNG NORTH / FANLING NORTH NEW DEVELOPMENT AREA



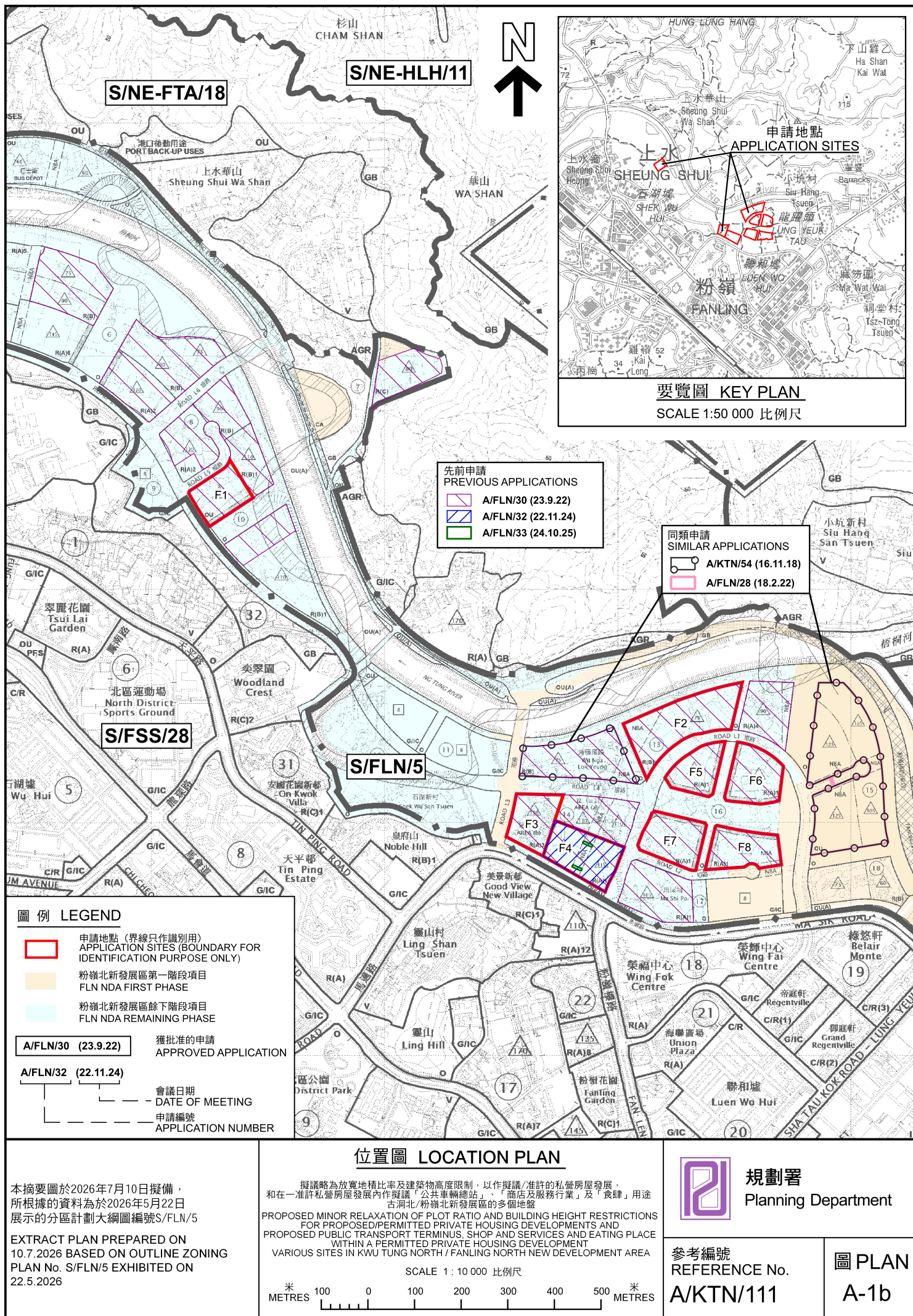
規劃署
Planning Department

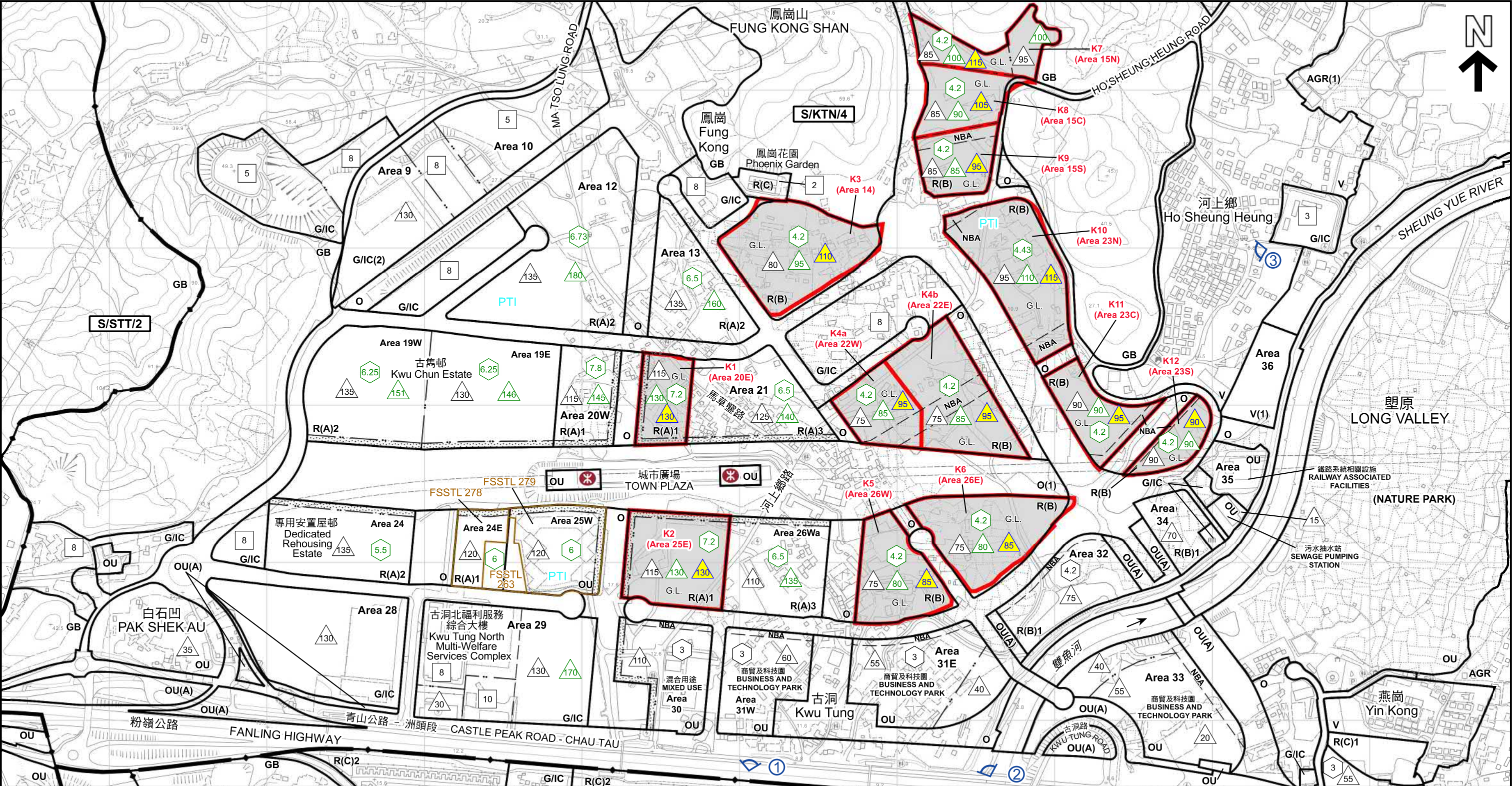
參考編號
REFERENCE No.
A/KTN/111

圖 PLAN
A-1a

本摘要圖於2026年8月20日擬備，
所根據的資料為於2023年9月19日
核准的分區計劃大綱圖編號S/KTN/4

EXTRACT PLAN PREPARED ON 20.8.2026
BASED ON OUTLINE ZONING PLAN No.
S/KTN/4 APPROVED ON 19.9.2023





圖例 LEGEND		圖例 LEGEND		圖例 LEGEND	
	申請地點 (界線只作識別用) APPLICATION SITES (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)	R(C)	住宅(丙類) RESIDENTIAL (GROUP C)		梯級式平台 TERRACED PODIUM
R(A)	住宅(甲類) RESIDENTIAL (GROUP A)	V	鄉村式發展 VILLAGE TYPE DEVELOPMENT		政府土地 GOVERNMENT LAND
R(B)	住宅(乙類) RESIDENTIAL (GROUP B)	G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY		公共交通匯處/總站 PUBLIC TRANSPORT INTERCHANGE/TERMINUS
		O	休憩用地 OPEN SPACE		在分區計劃大綱圖上建築物高度限制 BUILDING HEIGHT RESTRICTION ON OZP
					在分區計劃大綱圖上建築物高度限制(樓層數目) BUILDING HEIGHT RESTRICTION ON OZP (IN NUMBER OF STOREYS)
		OU	其他指定用途 OTHER SPECIFIED USES		擬議建築物高度限制 PROPOSED BUILDING HEIGHT RESTRICTION
		OU(A)	其他指定用途 (美化市容地帶) OTHER SPECIFIED USES (AMENITY)		擬議建築物高度限制 PROPOSED BUILDING HEIGHT RESTRICTION
		AGR	農業 AGRICULTURE		擬議建築物高度限制 PROPOSED BUILDING HEIGHT RESTRICTION
		GB	綠化地帶 GREEN BELT		擬議建築物高度限制 PROPOSED BUILDING HEIGHT RESTRICTION
					擬議建築物高度限制 PROPOSED BUILDING HEIGHT RESTRICTION

本摘要圖於2026年9月1日擬備，
所根據的資料為測量圖編號2-SE-B
EXTRACT PLAN PREPARED ON 1.9.2026
BASED ON SURVEY SHEET No. 2-SE-B

平面圖 SITE PLAN

擬議略為放寬地積比率及建築物高度限制，以作擬議/准許的私營房屋發展，
和在一准許私營房屋發展內作擬議「公共車輛總站」、「商店及服務行業」及「食肆」用途
古洞北/粉嶺北新發展區的多個地點

PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
FOR PROPOSED/PERMITTED PRIVATE HOUSING DEVELOPMENTS AND
PROPOSED PUBLIC TRANSPORT TERMINUS, SHOP AND SERVICES AND EATING PLACE WITHIN A PERMITTED PRIVATE HOUSING DEVELOPMENT
VARIOUS SITES IN KWU TUNG NORTH / FANLING NORTH NEW DEVELOPMENT AREA

SCALE 1 : 6 000 比例尺

100 0 100 200 300 400 500 600
METRES METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/KTN/111

圖 PLAN
A-2a



圖例 LEGEND



申請地點 (界線只作識別用)
APPLICATION SITES (BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY)

本摘要圖於2026年7月10日擬備，所根據
的資料為地政總署於2024年12月30日拍得
的航攝照片編號E246309C

EXTRACT PLAN PREPARED ON
10.7.2026 BASED ON AERIAL PHOTO No.
E246309C TAKEN ON 30.12.2024 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議略為放寬地積比率及建築物高度限制，以作擬議/准許的私營房屋發展，和在一准許私營房屋發展內作
擬議「公共車輛總站」、「商店及服務行業」及「食肆」用途
古洞北/粉嶺北新發展區的多個地點
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR
PROPOSED/PERMITTED PRIVATE HOUSING DEVELOPMENTS AND PROPOSED PUBLIC TRANSPORT TERMINUS,
SHOP AND SERVICES AND EATING PLACE WITHIN A PERMITTED PRIVATE HOUSING DEVELOPMENT
VARIOUS SITES IN KWU TUNG NORTH / FANLING NORTH NEW DEVELOPMENT AREA



規劃署
Planning Department

參考編號
REFERENCE No.
A/KTN/111

圖 PLAN
A-3a

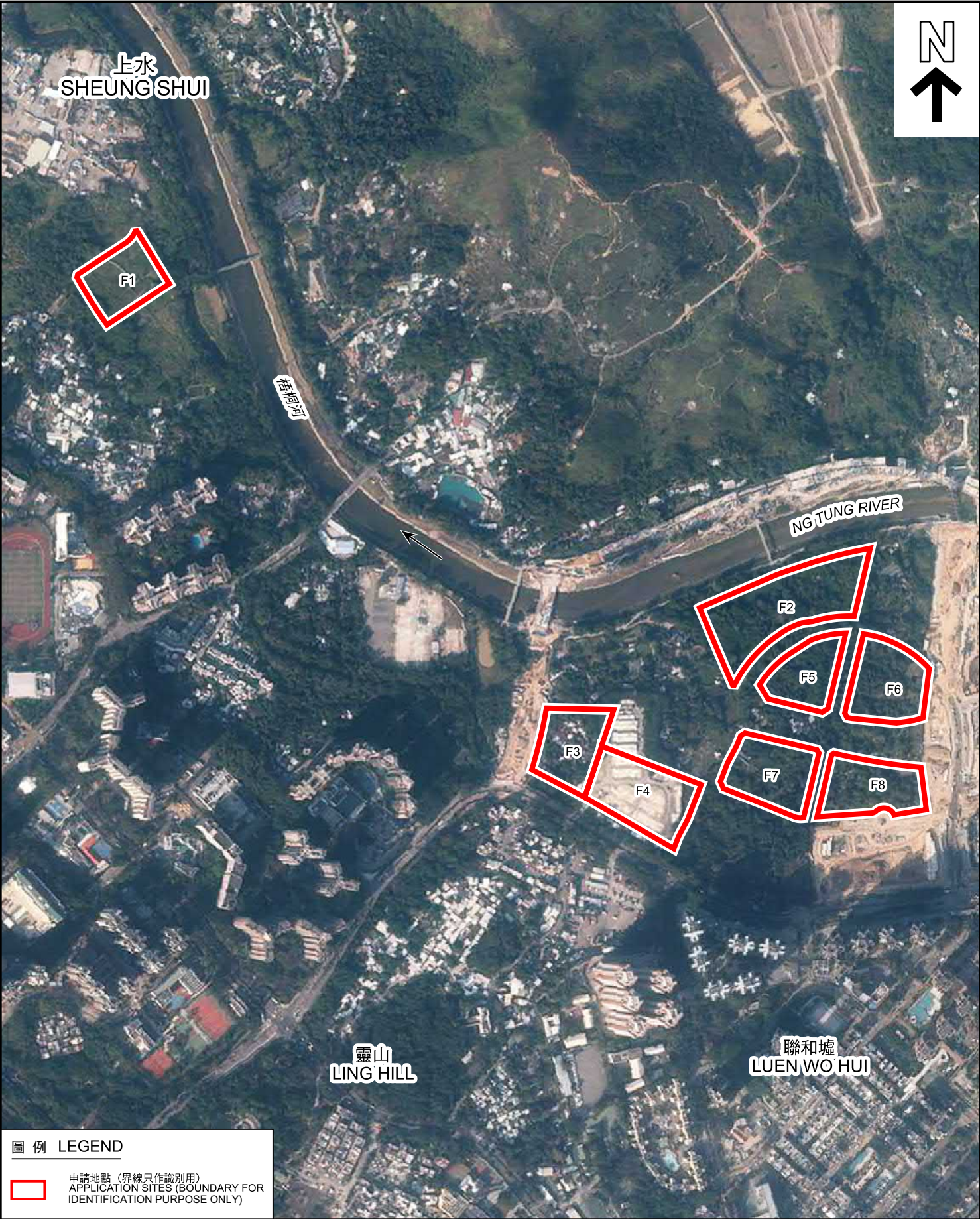


圖 例 LEGEND

申請地點 (界線只作識別用)
APPLICATION SITES (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2026年7月10日擬備，所根據的資料為地政總署於2024年12月30日拍得的航攝照片編號E246313C及E246316C

EXTRACT PLAN PREPARED ON 10.7.2026 BASED ON AERIAL PHOTO No. E246313C & E246316C TAKEN ON 30.12.2024 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

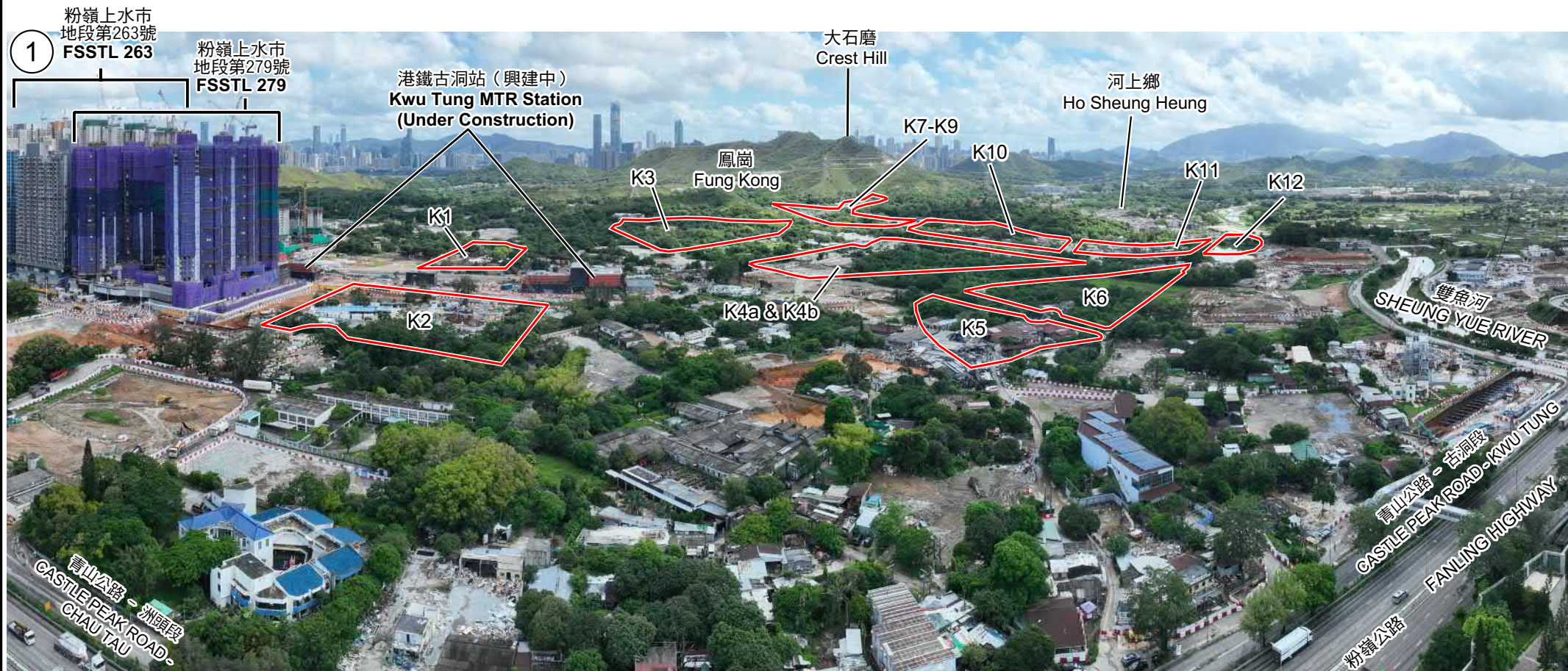
擬議略為放寬地積比率及建築物高度限制，以作擬議/准許的私營房屋發展，和在一准許私營房屋發展內作擬議「公共車輛總站」、「商店及服務行業」及「食肆」用途
古洞北/粉嶺北新發展區的多個地盤

PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PROPOSED/PERMITTED PRIVATE HOUSING DEVELOPMENTS AND PROPOSED PUBLIC TRANSPORT TERMINUS, SHOP AND SERVICES AND EATING PLACE WITHIN A PERMITTED PRIVATE HOUSING DEVELOPMENT
VARIOUS SITES IN KWU TUNG NORTH / FANLING NORTH NEW DEVELOPMENT AREA

規劃署
Planning Department

參考編號
REFERENCE No.
A/KTN/111

圖 PLAN
A-3b



申請地點界線只作識別用
APPLICATION SITES BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2026年7月13日擬備，所根據的資料為攝於2026年7月2日的實地照片

PLAN PREPARED ON 13.7.2026
BASED ON SITE PHOTO
TAKEN ON 2.7.2026

實地照片 SITE PHOTO

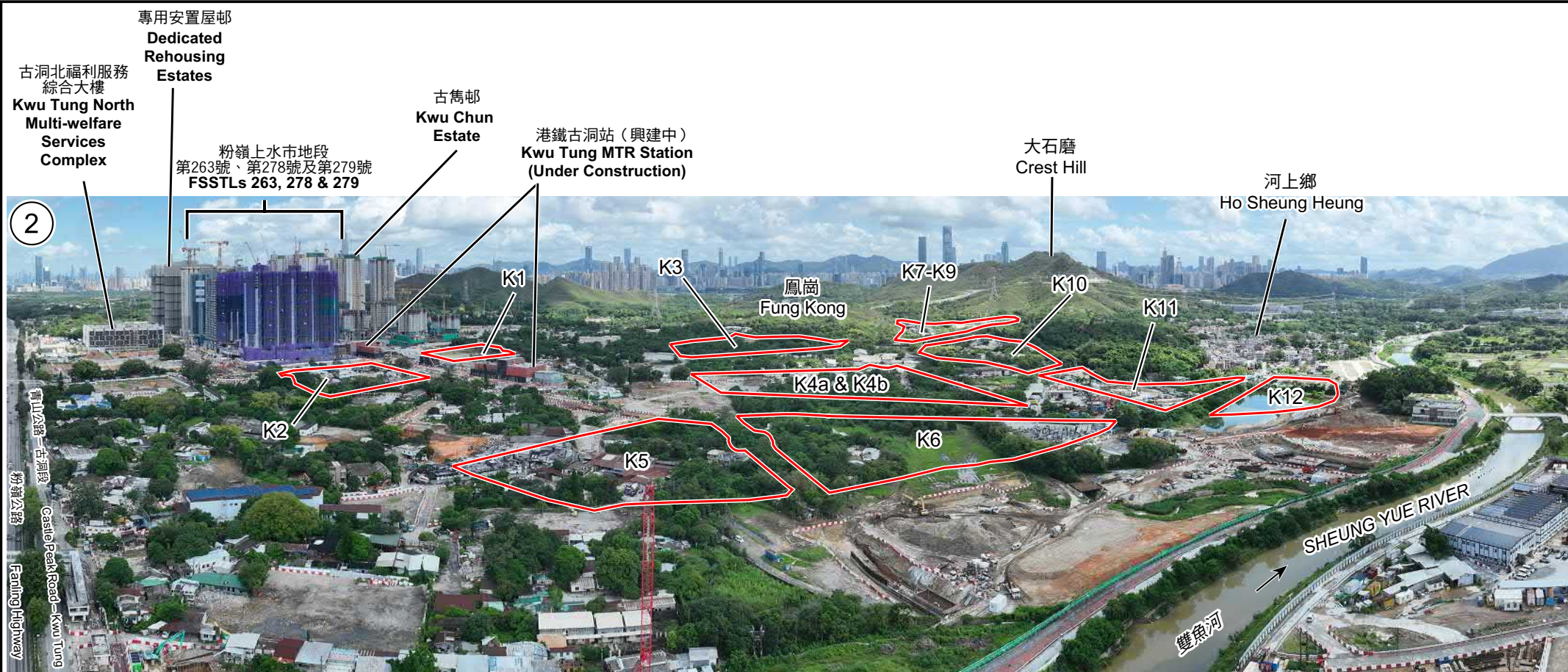
擬議略為放寬地積比率及建築物高度限制，以作擬議/准許的私營房屋發展，和在一准許私營房屋發展內作擬議「公共車輛總站」、「商店及服務行業」及「食肆」用途
古洞北/粉嶺北新發展區的多個地盤
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PROPOSED/PERMITTED PRIVATE HOUSING DEVELOPMENTS AND PROPOSED PUBLIC TRANSPORT TERMINUS, SHOP AND SERVICES AND EATING PLACE WITHIN A PERMITTED PRIVATE HOUSING DEVELOPMENT VARIOUS SITES IN KWU TUNG NORTH / FANLING NORTH NEW DEVELOPMENT AREA



規劃署
Planning Department

參考編號
REFERENCE No.
A/KTN/111

圖 PLAN
A-4a



申請地點界線只作識別用
APPLICATION SITES BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2026年9月7日擬備，所根據的資料為攝於2026年7月2日的實地照片

PLAN PREPARED ON 7.9.2026
BASED ON SITE PHOTO
TAKEN ON 2.7.2026

擬議略為放寬地積比率及建築物高度限制，以作擬議/准許的私營房屋發展，和在一准許私營房屋發展內作擬議「公共車輛總站」、「商店及服務行業」及「食肆」用途
古洞北/粉嶺北新發展區的多個地盤

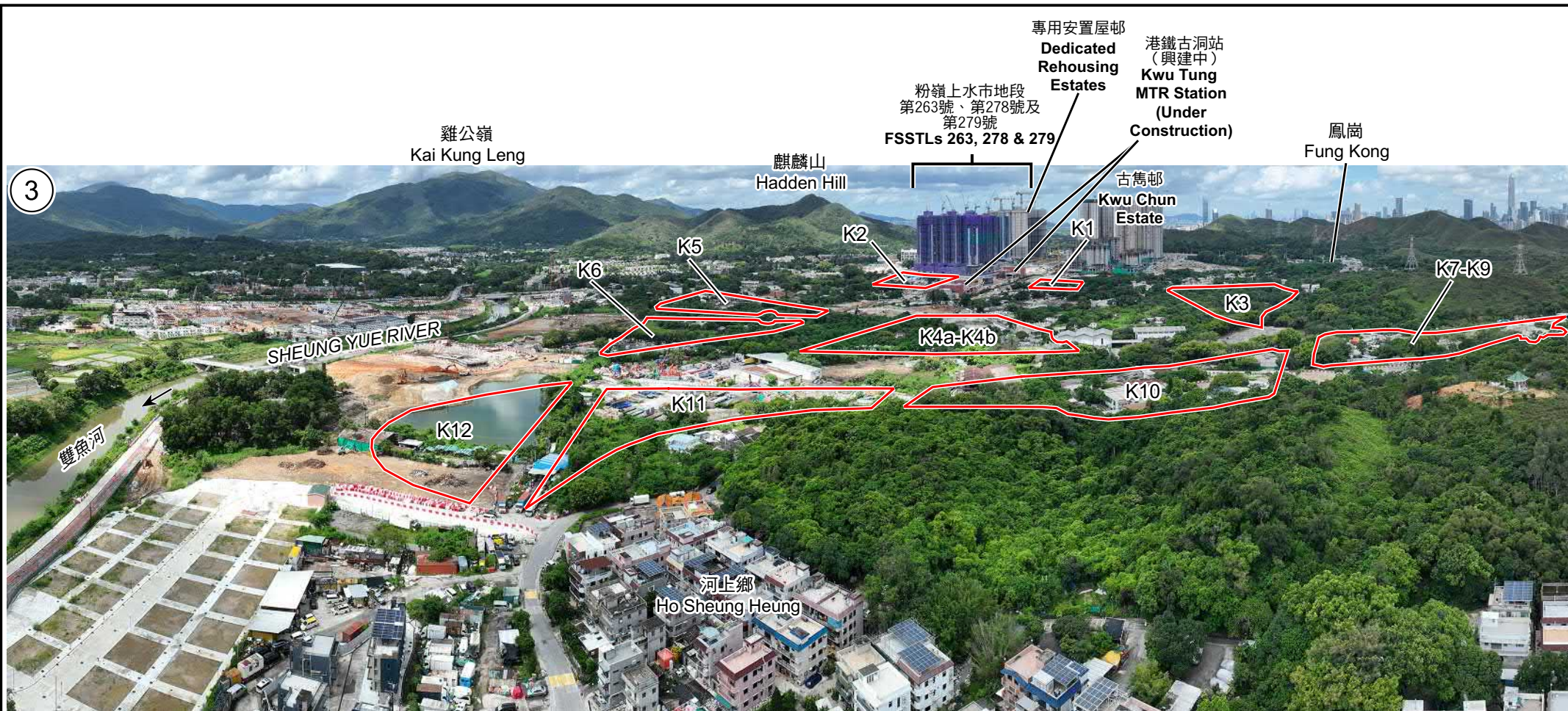
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PROPOSED/PERMITTED PRIVATE HOUSING DEVELOPMENTS AND PROPOSED PUBLIC TRANSPORT TERMINUS, SHOP AND SERVICES AND EATING PLACE WITHIN A PERMITTED PRIVATE HOUSING DEVELOPMENT VARIOUS SITES IN KWU TUNG NORTH / FANLING NORTH NEW DEVELOPMENT AREA



規劃署
Planning Department

參考編號
REFERENCE No.
A/KTN/111

圖 PLAN
A-4b



申請地點界線只作識別用
APPLICATION SITES BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2026年9月7日擬備，所根據的資料為攝於2026年7月2日的實地照片

PLAN PREPARED ON 7.9.2026
BASED ON SITE PHOTO
TAKEN ON 2.7.2026

擬議略為放寬地積比率及建築物高度限制，以作擬議/准許的私營房屋發展，和在一准許私營房屋發展內作擬議「公共運輸總站」、「商店及服務行業」及「食肆」用途
古洞北/粉嶺北新發展區的多個地盤
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PROPOSED/PERMITTED PRIVATE HOUSING DEVELOPMENTS AND PROPOSED PUBLIC TRANSPORT TERMINUS, SHOP AND SERVICES AND EATING PLACE WITHIN A PERMITTED PRIVATE HOUSING DEVELOPMENT VARIOUS SITES IN KWU TUNG NORTH / FANLING NORTH NEW DEVELOPMENT AREA



規劃署
Planning Department

參考編號
REFERENCE No.
A/KTN/111

圖 PLAN
A-4c



申請地點界線只作識別用
APPLICATION SITES BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本摘要圖於2026年7月13日擬備，
資料為攝於2026年7月2日的實地照片

EXTRACT PLAN PREPARED ON
13.7.2026 BASED ON SITE PHOTO
TAKEN ON 2.7.2026

擬議略為放寬地積比率及建築物高度限制，以作擬議/准許的私營房屋發展，
和在一准許私營房屋發展內作擬議「公共運輸總站」、「商店及服務行業」及「食肆」用途
古洞北/粉嶺北新發展區的多個地盤
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
FOR PROPOSED/PERMITTED PRIVATE HOUSING DEVELOPMENTS AND
PROPOSED PUBLIC TRANSPORT TERMINUS, SHOP AND SERVICES AND EATING PLACE
WITHIN A PERMITTED PRIVATE HOUSING DEVELOPMENT
VARIOUS SITES IN KWU TUNG NORTH / FANLING NORTH NEW DEVELOPMENT AREA



規劃署
Planning Department

參考編號
REFERENCE No.
A/KTN/111

圖 PLAN
A-4d



申請地點界線只作識別用
APPLICATION SITES BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本摘要圖於2026年7月14日擬備，
資料為攝於2026年7月2日的實地照片

EXTRACT PLAN PREPARED ON
14.7.2026 BASED ON SITE PHOTOS
TAKEN ON 2.7.2026

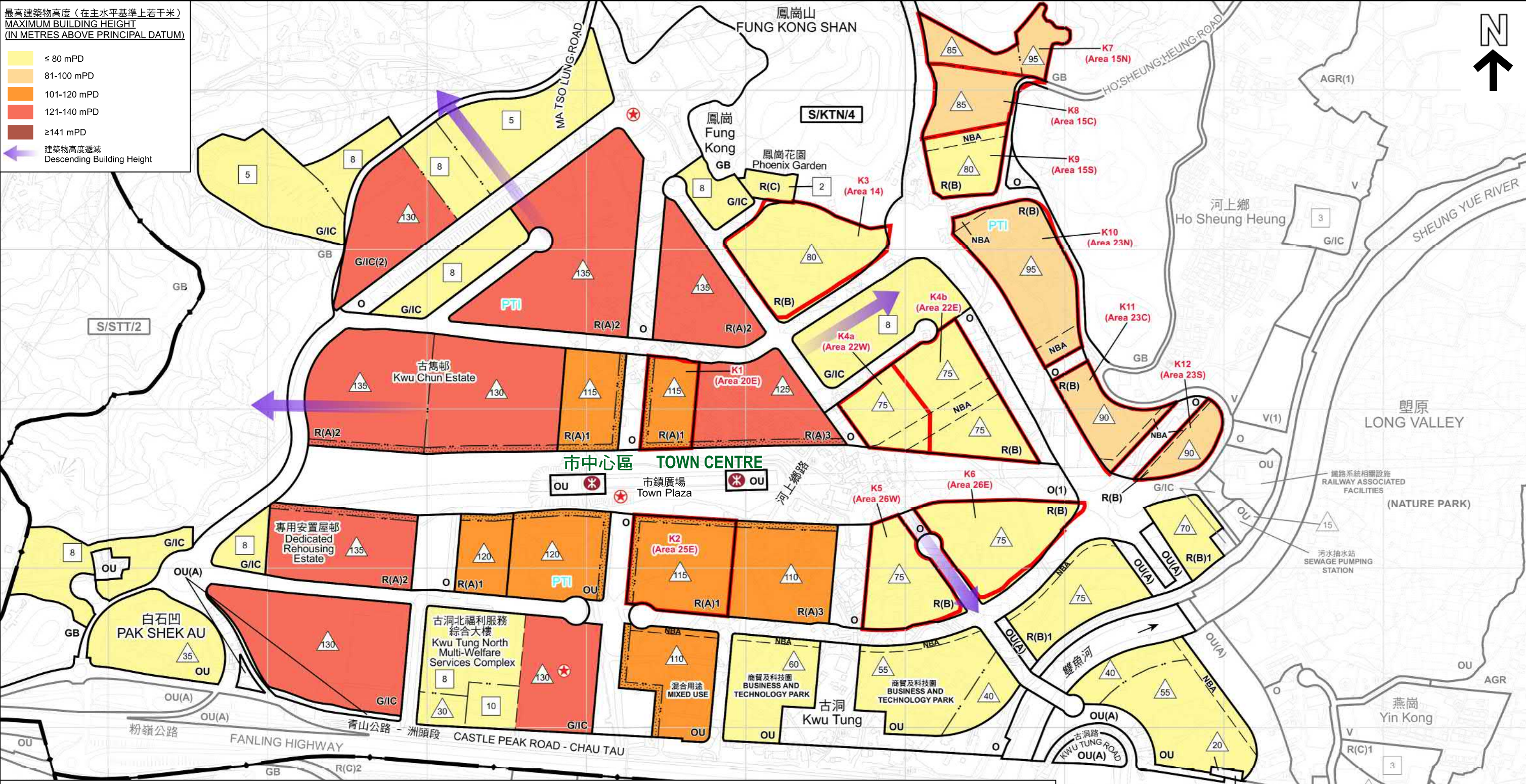
擬議略為放寬地積比率及建築物高度限制，以作擬議/准許的私營房屋發展，
和在一准許私營房屋發展內作擬議「公共車輛總站」、「商店及服務行業」及「食肆」用途
古洞北/粉嶺北新發展區的多個地盤
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS
FOR PROPOSED/PERMITTED PRIVATE HOUSING DEVELOPMENTS AND
PROPOSED PUBLIC TRANSPORT TERMINUS, SHOP AND SERVICES AND EATING PLACE
WITHIN A PERMITTED PRIVATE HOUSING DEVELOPMENT
VARIOUS SITES IN KWU TUNG NORTH / FANLING NORTH NEW DEVELOPMENT AREA



規劃署
Planning Department

參考編號
REFERENCE No.
A/KTN/111

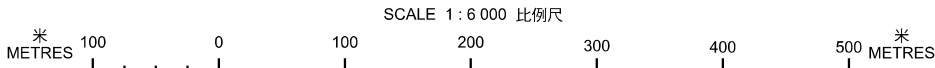
圖 PLAN
A-4e



圖例 LEGEND					
	申請地點 (界線只作識別用) APPLICATION SITES (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)	V	鄉村式發展 VILLAGE TYPE DEVELOPMENT	OU(A)	其他指定用途 (美化市容地帶) OTHER SPECIFIED USES (AMENITY)
R(A)	住宅 (甲類) RESIDENTIAL (GROUP A)	G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY	AGR	農業 AGRICULTURE
R(B)	住宅 (乙類) RESIDENTIAL (GROUP B)	O	休憩用地 OPEN SPACE	GB	綠化地帶 GREEN BELT
R(C)	住宅 (丙類) RESIDENTIAL (GROUP C)	OU	其他指定用途 OTHER SPECIFIED USES	PTI	公共交通交匯處/總站 PUBLIC TRANSPORT INTERCHANGE/ TERMINUS
					梯級式平台/商業步行街 TERRACED PODIUM / PEDESTRIAN SHOPPING STREET
				10	在分區計劃大綱圖上建築物高度限制 (樓層數目) BUILDING HEIGHT RESTRICTION ON OZP (IN NUMBER OF STOREYS)
				60	在分區計劃大綱圖上的建築物高度限制 BUILDING HEIGHT RESTRICTION ON OZP
					地區焦點 FOCAL POINT
					擬議鐵路入口 PROPOSED MTR ENTRANCE

本摘要圖於2026年9月8日擬備，
所根據 的資料為測量圖編號2-SE-B
EXTRACT PLAN PREPARED ON 8.9.2026
BASED ON SURVEY SHEET No. 2-SE-B

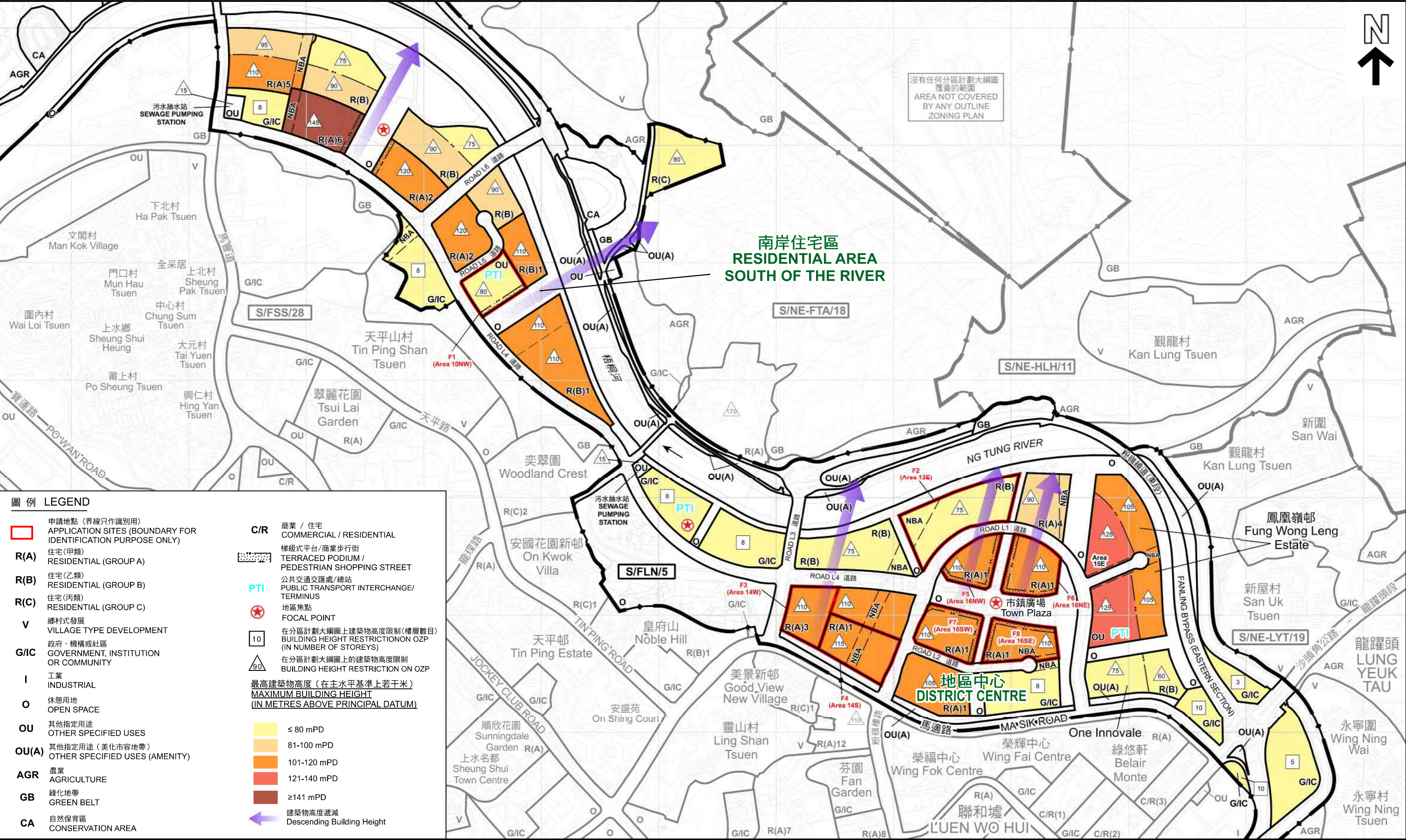
平面圖 SITE PLAN
古洞北新發展區城市設計及梯級式建築物高度概念
URBAN DESIGN AND STEPPED BUILDING HEIGHT CONCEPT IN KWU TUNG NORTH NEW DEVELOPMENT AREA



規劃署
Planning Department

參考編號
REFERENCE No.
A/KTN/111

圖 PLAN
A-5a



圖例

LEGEND

申請地點 (界線只作識別用)

APPLICATION SITES (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

R(A)

住宅(甲類)

RESIDENTIAL (GROUP A)

R(B)

住宅(乙類)

RESIDENTIAL (GROUP B)

R(C)

住宅(丙類)

RESIDENTIAL (GROUP C)

V

鄉村式發展

VILLAGE TYPE DEVELOPMENT

G/I/C

政府、機構或社區

GOVERNMENT, INSTITUTION OR COMMUNITY

I

工業

INDUSTRIAL

O

休憩用地

OPEN SPACE

OU

其他指定用途

OTHER SPECIFIED USES

OU(A)

其他指定用途 (美化市容地帶)

OTHER SPECIFIED USES (AMENITY)

AGR

農業

AGRICULTURE

GB

綠化地帶

GREEN BELT

CA

自然保育區

CONSERVATION AREA

C/R

商業 / 住宅

COMMERCIAL / RESIDENTIAL

梯級式平台 / 商業步行街

TERRACED PODIUM / PEDESTRIAN SHOPPING STREET

PTI

公共交通匯處 / 總站

PUBLIC TRANSPORT INTERCHANGE / TERMINUS

地區焦點

FOCAL POINT

10

在分區計劃大綱圖上建築物高度限制 (樓層數目)

BUILDING HEIGHT RESTRICTION ON OZP (IN NUMBER OF STOREYS)

90

在分區計劃大綱圖上的建築物高度限制

BUILDING HEIGHT RESTRICTION ON OZP

最高建築物高度 (在主水平基準上若干米)

MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

≤ 80 mPD

81-100 mPD

101-120 mPD

121-140 mPD

≥ 141 mPD

建築物高度遞減

Descending Building Height

平面圖

SITE PLAN

粉嶺北新發展區城市設計及梯級式建築物高度概念

URBAN DESIGN AND STEPPED BUILDING HEIGHT CONCEPT IN FANLING NORTH NEW DEVELOPMENT AREA

SCALE 1 : 7 500 比例尺

米

100

0

100

200

300

400

500

600

700

米

規劃署

Planning Department

參考編號

REFERENCE No.

A/KTN/111

圖

PLAN

A-5b